



**The Paddock, Skipton, BD23 1AF**  
**£825,000**

**E & H**  
**Edkins Holmes**  
ESTATE AGENTS

Occupying a prestigious position within an exclusive cul-de-sac in the highly sought-after market town of Skipton, 6 The Paddock is a substantial and beautifully appointed five-bedroom executive detached home offering spacious, versatile living accommodation ideal for modern family life.

Finished to an excellent standard throughout, the property provides a superb balance of elegant reception space and practical family living. The welcoming entrance hall leads to multiple reception rooms, perfect for both entertaining and everyday use, while the heart of the home is a generous open-plan dining kitchen featuring high-quality fittings and ample space for gatherings. Large windows throughout allow natural light to flood the interiors, creating a bright and inviting atmosphere.

To the first floor, five well-proportioned bedrooms offer flexibility for growing families or those working from home. The principal suite benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys attractive landscaped gardens providing a private setting for outdoor dining and relaxation. A driveway offers ample off-street parking and leads to an integral double garage.

Located within easy reach of Skipton's vibrant town centre amenities, highly regarded schools, and excellent transport links to the wider region, this outstanding home combines executive living with the charm and convenience of one of North Yorkshire's most desirable towns.

Early viewing is highly recommended to fully appreciate the space, quality and setting this impressive home has to offer.



## Entrance Hall

Stairs leading to first floor. Understairs storage. Underfloor heating. Door to front elevation.

## Sitting / Dining Room 12'9" x 12'3" (3.894 x 3.734)

Underfloor heating. Double glazed window to front elevation.

## Lounge 17'11" x 13'9" (5.464 x 4.210)

Stone fireplace. Double doors to kitchen. Underfloor heating. Double glazed window to front elevation.

## Kitchen / Dining Room 34'6" x 17'0" (10.540 x 5.187)

Fitted kitchen with wall and base units. Belfast sink. Electric oven. Five ring gas hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer. Underfloor heating. Two double glazed windows to rear elevation. Double glazed French doors to rear elevation.

## Utility Room

Wall and base units. Stainless steel sink. Plumbing for washing machine. Underfloor heating. Door to garage.

## Cloakroom

Wash hand basin. Low flush. W.C. Partially tiled. Underfloor heating.

## Landing

Stairs leading from Entrance Hall. Loft access via pull down ladder. Radiator. Double glazed window to front elevation.

## Bedroom One 20'5" x 13'0" (6.224 x 3.967)

Radiator. Double glazed window to rear elevation.

## En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Partially tiled. Chrome towel radiator.

## Bedroom Two 13'11" x 12'7" (4.247 x 3.843)

Fitted wardrobes. Radiator. Double glazed window to front elevation.

## En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Partially tiled. Chrome towel radiator.

## Bedroom Three 13'8" x 12'3" (4.174 x 3.748)

Radiator. Double glazed window to rear elevation.

## Bedroom Four 12'2" x 10'7" (3.709 x 3.231)

Radiator. Double glazed window to front elevation.

## Bedroom Five 9'9" x 8'6" (2.979 x 2.610)

Radiator. Double glazed window to rear elevation.

## Bathroom

Vanity wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Fully tiled. Chrome towel radiator. Double glazed window to side elevation.

## Integrated Double Garage

Up and over door. Power. Light. Door to back garden.

## Front Garden

Lawn garden.

## Rear Garden

Large, enclosed lawn and patio garden.

## Parking

Block paved driveway.

## Council Tax Band

G

## Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

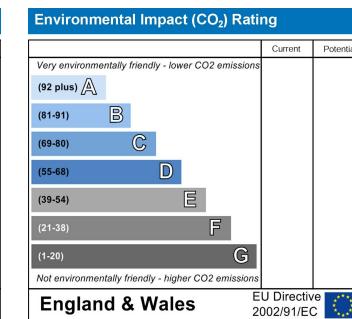
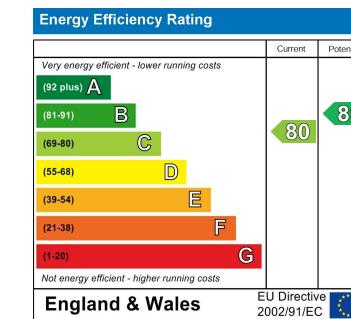
barman.nips.knee

## Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the

property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD  
[www.edkinsandholmes.co.uk](http://www.edkinsandholmes.co.uk) • 01422 310044