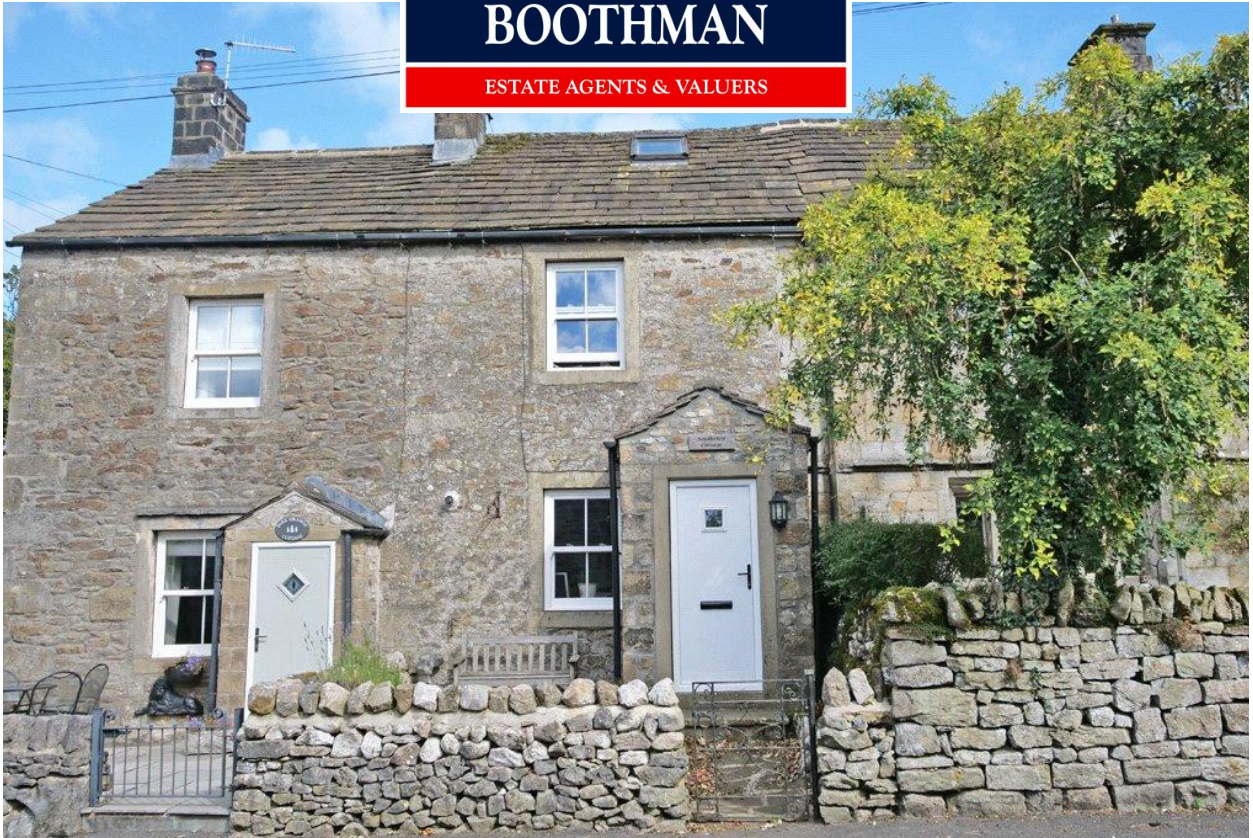


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Southview Cottage, Monkholme Lane,
Threshfield BD23 5HA
Asking Price: £289,500



+ 2



+ 1



- NO ONWARD CHAIN
- Character Dales cottage
- Investment potential
- Convenient location
- Two good sized bedrooms

This attractively improved and well equipped individual two bedroomed stone cottage includes the advantage of a second floor attic conversion together with gas central heating, sash style UPVC sealed unit double glazing, charming character features, quality fittings and fixtures.

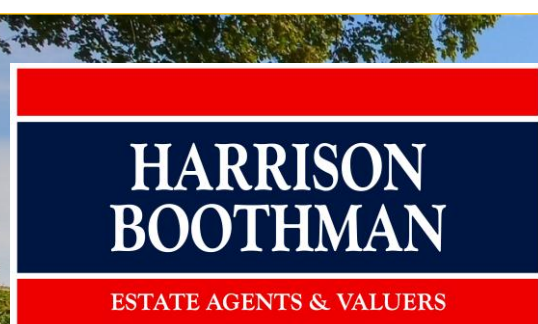


Very pleasantly situated in a delightful location in the picturesque older part of Threshfield with all local amenities and beautiful open countryside nearby, this outstanding property enjoys fine aspects at the front towards the historic lightly wooded enclosed 'green'.

Certainly providing a superb opportunity and very strongly recommended indeed for inspection, Southview Cottage comprises briefly:

An entrance porch and a refitted kitchen with a quality range of contemporary units including built-in appliances. There is also a charming living room incorporating a cast iron wood burning stove whilst on the first floor are two bedrooms and a bathroom with a white suite incorporating a shower to the bath. On the second floor is an attic conversion room with a velux window and accessed via a staircase from the first floor landing. The enclosed stone flagged front garden includes dry stone boundary walling and provides a pleasant sitting out area with aspects towards the 'green'. At the rear is a communal car parking space and nearby is a useful secure stone out-building/store place.

Surrounded by beautiful open countryside adjacent to the River Wharfe in the picturesque Yorkshire Dales National Park, Threshfield and the larger neighbouring village of Grassington together provide an extensive variety of local everyday shops, amenities and services including well respected primary and secondary schooling, Churches, public houses, cafes and restaurants, a doctors surgery, a chemist, a dentist, a sub post office, various sports clubs, community events, festivals and a bus service. There is also a well stocked Spar general store with independent butchers and bakery and fuel facilities.



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The local area is renowned for its stunning scenery, providing an excellent landscape for walking, cycling, fishing, fell running, horse riding and a wide variety of outdoor pursuits.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the South whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Skipton also offers a railway station providing a regular service to Bradford and Leeds.

With much to commend it, this very appealing cottage comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

With a substantial composite front entrance door. Stone flagged flooring. UPVC sealed unit double glazing. A stable type inner door gives access through to the:

DINING KITCHEN

12'4" x 12' Superbly appointed with a quality range of contemporary units including contrasting granite style worktop surfaces having matching up-stands. One and a half bowl stainless steel sink and drainer. Built-in Bosch oven with a four ring Neff gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Matching tall store cupboard including a concealed Glow Worm gas combination central heating boiler. Integrated fridge and freezer. Integrated dishwasher. 'Terracotta' mosaic tiled flooring. Double central heating radiator. UPVC and sealed unit double glazed sash style window. Exposed stone surround to a display alcove with a fitted glass shelf. Ceiling beam. Recessed ceiling spotlights.

LIVING ROOM

15'10" x 12'3" With a UPVC sealed unit double glazed sash style window. UPVC and sealed unit double glazed external door. Central heating radiator. Original carved stone surround to a former fireplace with a stone flagged display hearth. Wall light points. Display alcove with a fitted glass shelf. Range of built-in cupboards and also a deep built-in cupboard under the stairs. Carved stone surround to a fireplace with a raised slate hearth and a cast iron wood burning stove. Staircase to the first floor with a spindled balustrade.

FIRST FLOOR

LANDING

With a spindled balustrade and a central heating radiator. An enclosed staircase gives access to the second floor attic conversion.

BEDROOM ONE

12'9" x 12'1" With a UPVC sealed unit double glazed sash style window and a window seat. Views towards 'the green'. Central heating radiator. Exposed beams. Original stonework feature.

BEDROOM TWO

10'7" x 7'10" (plus recess) With UPVC sealed unit double glazed sash style windows to two sides. Central heating radiator.

BATHROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a panelled bath having a screen together with a Mira independent shower. Contrasting partial wall tiling. Ladder central heating radiator. Extractor fan. Recessed ceiling spotlights.

SECOND FLOOR

LANDING

With eaves storage.

ATTIC ROOM

12'8" x 8'4" (maximum into reducing head room) With a velux window including a blackout blind. Central heating radiator. Exposed beam.

OUTSIDE

There is an enclosed stone flagged front garden including dry stone boundary walling whilst providing a pleasant sitting out area which enjoys fine aspects towards 'the green'.

An open plan area at the rear includes a communal car parking space and there is an outside tap.

Nearby is a:

USEFUL SECURE STONE OUT-BUILDING/STORE PLACE

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line superfast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

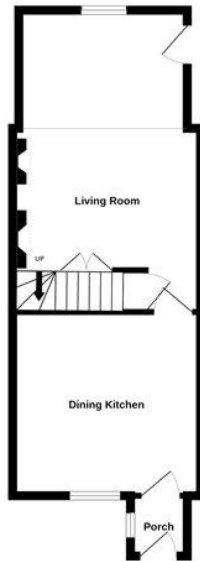
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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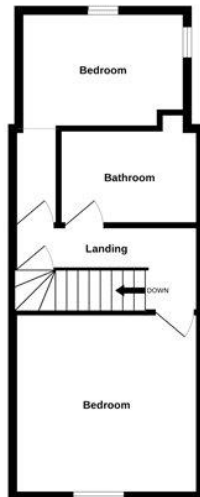
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



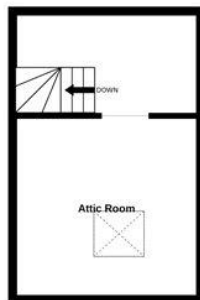
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy performance certificate (EPC)

South View Cottage Park View Threshfield SKIPTON BD23 5HA	Energy rating D	Valid until: 16 September 2034
		Certificate number: 9432-3042-2201-0714-0204

Property type	Mid-terrace house
Total floor area	89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.