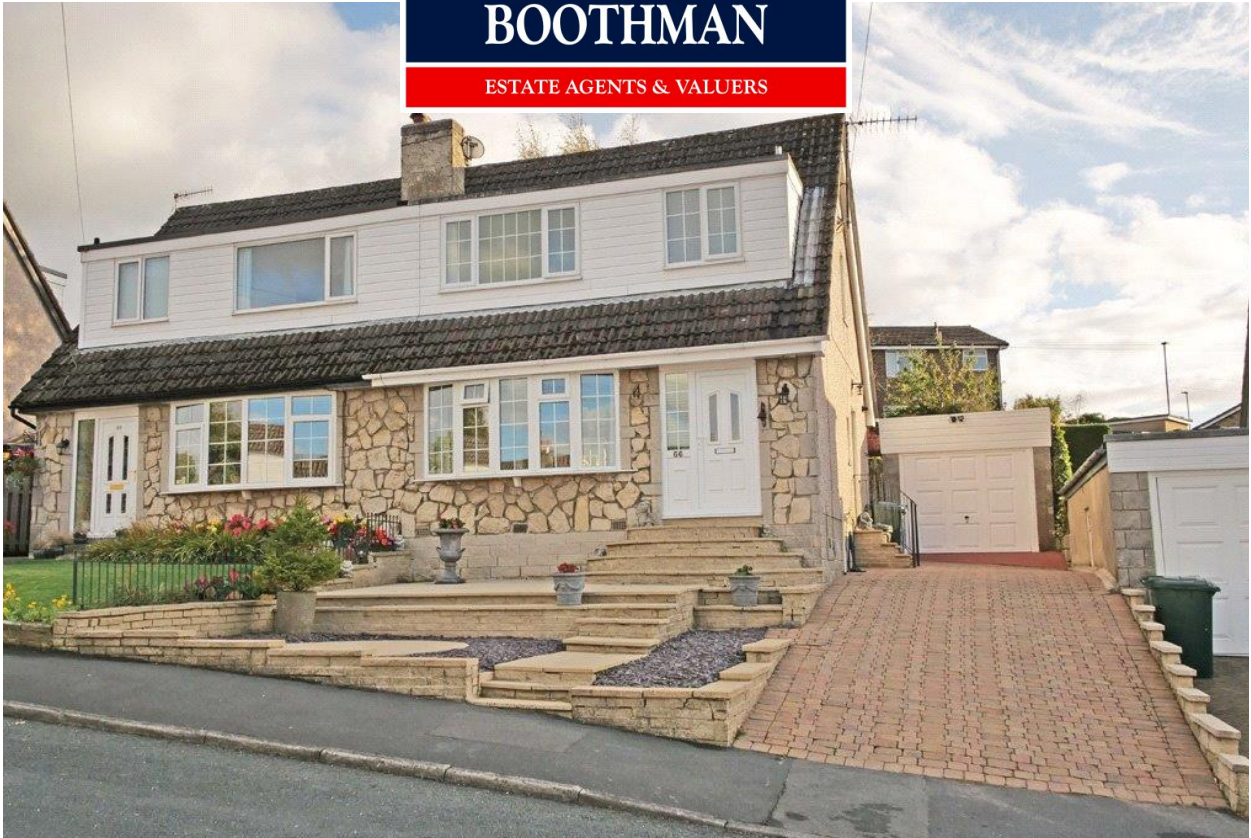


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



66 Hurrs Road, Skipton BD23 2JX
Asking Price: £325,000



+ 3



+ 1



- Three good sized bedrooms
- Superbly appointed living accommodation
- Large and private rear garden
- Driveway and garaging
- Ideal for a growing family

This superbly presented three bedroomed semi-detached family home has the advantage of a south facing rear garden and also incorporates a stylish modern fitted kitchen along with a private block paved driveway leading to a home office/hobbies room.



Forming part of the popular and well established residential development, only a short walk from the town and enjoying long distance views at the front towards Crookrise and Embsay Crag, this superbly appointed home certainly represents an exciting opportunity and an internal inspection is highly recommended.

Tastefully presented throughout incorporating neutral decor and carpets, the well planned accommodation includes an entrance hall, a ground floor WC/cloaks room with modern two piece suite, a spacious through living dining room and a stylish modern fitted kitchen. Whilst on the first floor a landing leads to three well planned bedrooms and a house bathroom with contemporary three piece suite including a shower to the bath. As previously described, the property includes a private block paved driveway leading to a home office/hobbies room. There is an attractive front patio garden area, planned for ease of maintenance, together with an enclosed south facing rear garden.

The incredibly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Castle and Church together with a bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism. In



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addition, the beautiful Yorkshire Dales National Park is only a short drive away to the North offering some of the finest countryside and scenery in the United Kingdom.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Equipped with gas central heating and UPVC sealed unit double glazing this well presented home comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed door together with matching side panel. Staircase leading off to the first floor with spindled balustrade. Tile effect flooring. Central heating radiator. Door leading to:

GROUND FLOOR WC/CLOAK ROOM

Well equipped with a modern two piece white suite comprising a low suite WC and a hand wash basin set on vanity cupboard. Ladder central heating radiator in chrome finish. UPVC sealed unit double glazing. Tile effect flooring.

SPACIOUS THROUGH LIVING DINING ROOM

23'4" x 13'5" (both maximum) with wide UPVC sealed unit double glazed window to the front enjoying views towards Crookrise. Contemporary timber fireplace with black granite hearth for decorative purposes only. UPVC double glazed window overlooking the rear garden. Two central heating radiators.

KITCHEN

9'9" x 8'10" superbly appointed with a range of cream fronted wall and base units with contrasting Maia worktop surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer unit. Built in Bosch electric oven with Bosch four ring gas hob and Bosch extractor over. Integrated Bosch fridge and freezer. Integrated Bosch dishwasher. Integrated Bosch washing machine. UPVC sealed unit double glazed window overlooking the rear garden. UPVC sealed unit rear entrance door. Ladder central heating radiator in chrome finish. Tile effect flooring.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed window. Central heating radiator. Ladder access leading to boarded loft space.

BEDROOM ONE

11'11" x 10'2" with wide UPVC sealed unit double glazed window commanding fine open views over 'Regents' and towards Sharphaw, Crookrise and Embsay Crag. Central heating radiator.

BEDROOM TWO

10'7" x 10'3" with UPVC sealed unit double glazed window overlooking the rear garden. Central heating radiator.

BEDROOM THREE

9'x 7' with UPVC sealed window overlooking the rear garden. Central heating radiator.

HOUSE BATHROOM

Superbly appointed with a modern suite comprising low suite WC, pedestal hand wash basin and a fitted bath with chrome mixer shower over incorporating a glass shower screen. Ladder central heating radiator in chrome finish. Contemporary full height wall tiling. UPVC sealed unit double glazed window. Extractor fan. Tile effect flooring.

OUTSIDE

To the front there is an attractive garden area, planned for ease of maintenance incorporating a stone flagged patio and pebbled beds.

PRIVATE BLOCK PAVED DRIVEWAY

Leading to the:

HOME OFFICE/HOBBIES ROOM

15'10" x 8'7" With UPVC sealed unit double glazed entrance door. Dual aspect UPVC sealed unit double glazing. Light and power.

To the rear there is a particularly attractive, enclosed south facing landscaped garden incorporating timber decking adjoining the house with a step leading up to a stone flagged patio area including pebbled beds. Timber garden shed.

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.

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.

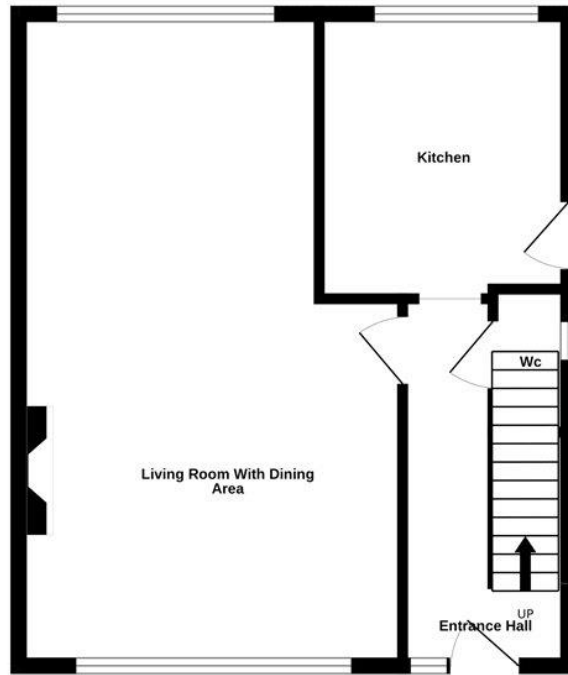
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

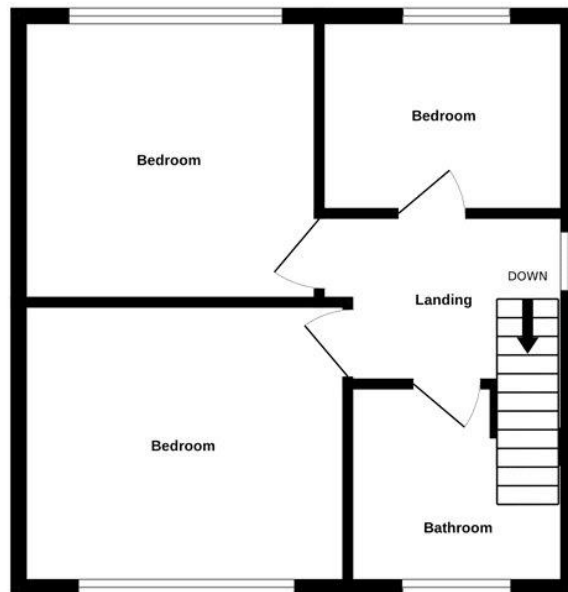




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

66 Hurrs Road SKIPTON BD23 2JX	Energy rating D	Valid until: 15 October 2034
		Certificate number: 9350-2516-4400-2094-3315

Property type Semi-detached house

Total floor area 83 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.