

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Old Union Square, Skipton BD23 1RL
Asking Price: £324,950



+ 3

+ 2



- Stone-fronted family home
- Well-appointed and flexible living accommodation
- Three good sized bedrooms
- Centrally located within Skipton
- Driveway and garaging

A fantastic opportunity to purchase this three double bedroomed ensuite stone-built town house set in this exclusive residential development only a short walking distance away from the ample town centre amenities that Skipton has to offer. The property is planned over three floors and is equipped with gas central heating and UPVC sealed unit double glazing.



Certainly providing a very attractive opportunity and strongly recommended for inspection, the property comprises very briefly:

An entrance hall, an open plan living/dining room with access out onto the balcony, a kitchen with fitted wall and base units and ample integral appliances and a ground floor w/c. To the lower ground floor there is a further hallway, the third bedroom/home office, a further w/c and an integral single garage with power and lighting. To the first floor there are two good sized double bedrooms, one of which has an ensuite shower room and the recently fitted house bathroom fitted with a beautiful three piece suite. Externally the property has a small garden area to the front and a private driveway to the rear with parking for two vehicles.

The increasingly 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 Church and Castle 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 cafés 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 addition,



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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 UK.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance and Skipton railway station is only a few minutes walking distance away.

With much to commend it, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

Composite front entrance door. Central heating radiator.

OPEN PLAN DINING LIVING ROOM

18'7" x 15'10" with sealed unit UPVC double glazed window and a matching door out onto the balcony. Coal effect gas fire with marble hearth, matching inset and carved wood surround. Wall lights.

BALCONY

7'9" x 7'9" providing a very pleasant sitting out area, benefitting from a South-Westerly facing aspect and looking out over Eller Beck.

KITCHEN

9'2" x 7'10" With a sealed unit UPVC double glazed window overlooking Eller Beck. Fitted wall and base units with contrasting laminate worktops and tiled surrounds. Zanussi slimline dishwasher. Zanussi washing machine. Integral fridge and freezer. Stainless steel one and a half bowl sink and drainer with a chrome mixer tap. Four ring gas hob with a concealed extractor over. Electrolux electric double oven. Wall mounted Vaillant gas fired combination boiler.

GROUND FLOOR W/C

Low suite WC.

FIRST FLOOR

LANDING

Spindled balustrade. Loft access. Sealed unit UPVC double glazed window. Useful storage cupboard.

BEDROOM ONE

14'10" x 9'3" with a sealed unit UPVC double glazed window. Central heating radiator.

ENSUITE SHOWER ROOM

Floor tiling and ceramic wall tiling. Heated towel radiator. Pedestal wash basin with chrome mixer tap. Low suite w/c. Corner shower cubicle with thermostatic shower. Recessed low voltage ceiling spotlights.

BEDROOM TWO

11'10" x 9'4" with a sealed unit UPVC double glazed window. Central heating radiator. Fitted wardrobing.

BEAUTIFUL RECENTLY FITTED HOUSE BATHROOM

Floor tiling. Panelled bath with chrome thermostatic shower and rainfall shower over. Useful modern storage unit with fitted ceramic wash basic and concealed cistern w/c. Central heating radiator. Extractor fan. Sealed unit UPVC double glazed window. Partial wall tiling. Shaver point.

LOWER GROUND FLOOR

HALLWAY

Central heating radiator. Oak effect flooring.

BEDROOM 3/STUDY

11'10" x 8'10" with sealed unit UPVC double glazed patio doors. Central heating radiator. Oak effect flooring. Fitted shelving.

LOWER GROUND FLOOR W/C

Ceramic wash basin with hot and cold taps and tiled splashback. Oak effect flooring. Extractor fan. Low suite w/c. Central heating radiator.

INTEGRAL SINGLE GARAGE

15'7" x 9'4" with power, lighting, shelving and an electric up and over door.

OUTSIDE

To the front of the property there is a small garden frontage with shrubs providing a quaint seating area alongside communal gardens. To the rear there is a tarmac private driveway with parking for up to two vehicles.

TENURE

The tenure for the property is freehold.

PLEASE NOTE:

There is a management company in existence - Union Square Management Company Limited - and a charge of circa £50 per annum is currently levied to contribute towards the cost of external lighting and footpath repairs in communal areas.

COUNCIL TAX BAND

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

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.

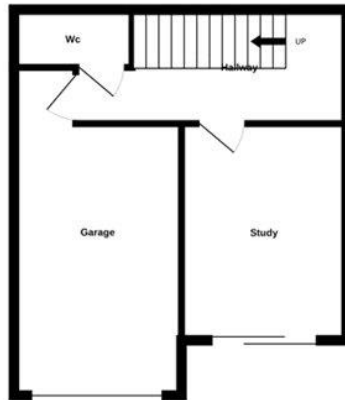
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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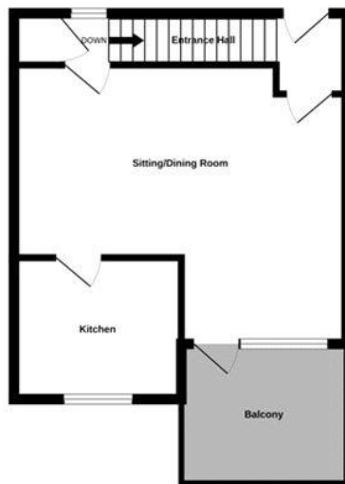
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



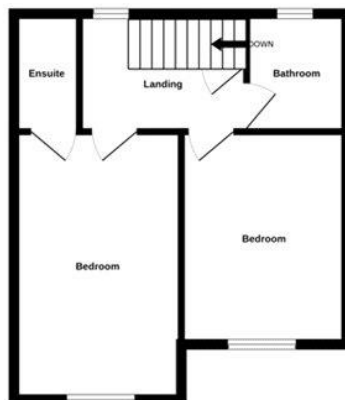
GROUND FLOOR



1ST FLOOR



2ND 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)

3 Old Union Square Belmont Wharf SKIPTON BD23 1RL	Energy rating C	Valid until: 30 September 2034
		Certificate number: 5290-2495-0922-5401-3043

Property type: Mid-terrace house

Total floor area: 92 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 C. 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		84 B
69-80	C	72 C	
55-68	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.