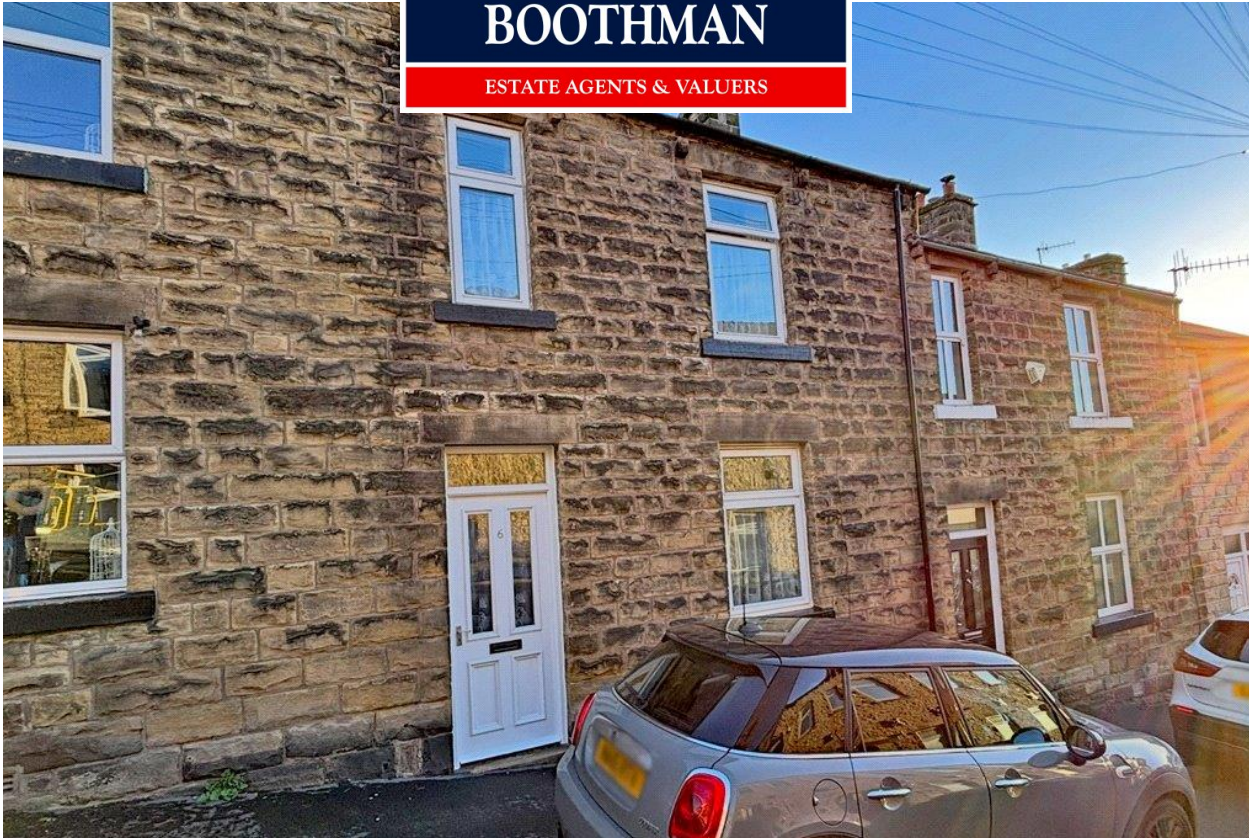


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Romille Street, Skipton BD23 2PJ
Asking Price: £189,950



+ 3



+ 1



- Impressive two storey rear extension
- Two reception rooms
- Modern kitchen
- Modern bathroom
- Modern boiler
- Handy for town centre amenities

Including an impressive modern two storey rear extension, this significantly upgraded stone built through terraced property offers particularly spacious three bedroom accommodation of exceptional merit including two separate reception rooms, three well planned bedrooms, a stylish modern fitted kitchen with range of integrated appliances and a modern fitted bathroom.



Conveniently situated in the ever popular 'Middletown' area of Skipton within easy level walking distance of all town centre amenities, this extremely well presented property was renovated and extended circa 2013 and is equipped with gas central heating together with a modern boiler (replaced 2023) providing gas central heating.

The property is currently let under an Assured Shorthold Tenancy at a rent of £650pcm. There may be potential to continue the tenancy should a buy-to-let/Landlord investor wish to purchase the property with a sitting tenant. Alternatively, the property can be sold with vacant possession should that be preferred (subject to the Vendor serving a notice requiring possession). Potential buyers are advised to discuss their requirements in further detail with Harrison Boothman prior to making any offer.

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' four 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 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.

Strongly recommended for inspection, the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

With sealed unit double glazed front entrance door. Central heating radiator. Decorative archway and stairs leading off to the first floor.

FRONT SITTING ROOM

12'2" x 10' with sealed unit double glazed window. Central heating radiator. Ceiling coving. Arched alcoves incorporating fitted cupboards. Contemporary pebble effect wall mounted electric fire.

REAR LIVING ROOM

12'10" x 12'9" with sealed unit double glazed window. Central heating radiator. Wall mounted electric pebble effect fire. Useful built in store cupboard beneath the stairs incorporating a fitted light. Opening through to a:

SPACIOUS KITCHEN EXTENSION

14'7" x 7'9" superbly appointed with a range of stylish modern fitted light wood fronted wall and base units incorporating contrasting granite effect worktop surfaces with ceramic tiling above. Stainless steel sink and drainer unit. Built in electric oven. Four ring gas hob with stainless steel extractor over. Integrated refrigerator. Integrated freezer. Integrated dishwasher. Concealed Worcester gas central heating boiler. Plumbing for an automatic washing machine. Sealed unit double glazed window. Sealed unit double glazed Velux roof window. Recessed ceiling spotlights. Sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With spindled balustrade. Central heating radiator. Double built in storage cupboard.

BATHROOM

Superbly appointed with a modern white suite comprising low suite WC, pedestal hand wash basin and a panelled bath with mixer tap/shower hose attachment. Partial ceramic wall tiling. Chrome towel radiator. Sealed unit double glazed window. Extractor fan.

BEDROOM ONE

13'1" x 9'11" (both maximum) with sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

11'6" x 9'7" (both maximum) with sealed unit double glazed window. Central heating radiator.

BEDROOM THREE

10'2" x 7'4" with sealed unit double glazed window. Central heating radiator.

OUTSIDE

To the rear there is a stone flagged patio/yard with a gate leading onto the cobbled back street beyond. External lighting.

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.

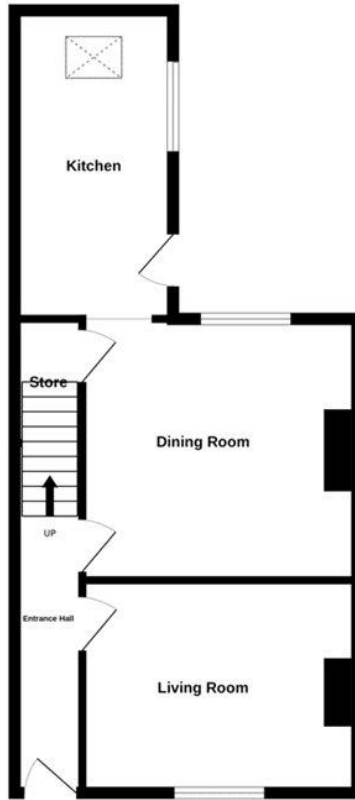
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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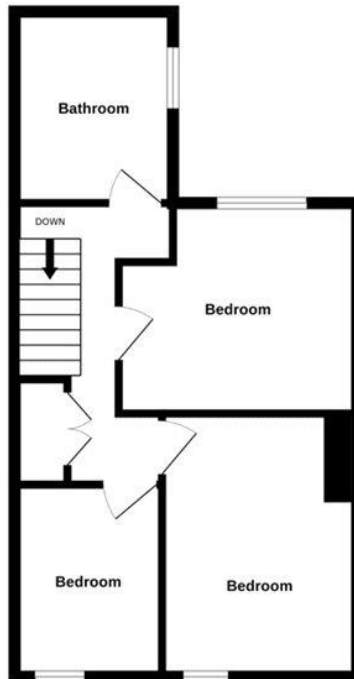
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

8 Belgrave Street SKIPTON BD23 1QB	Energy rating D	Valid until: 17 December 2034
		Certificate number: 2534-9122-4409-0918-5292

Property type	Mid-terrace house
Total floor area	124 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		84 B
69-80	C		
55-68	D	61 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.