

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



94 Broughton Road, Skipton BD23 1TE  
Asking Price: £170,000



+ 2



+ 1



- NO ONWARD CHAIN
- Completely refurbished
- Beautifully fitted dining kitchen
- Gardens to the front and rear
- Convenient location within Skipton
- Stunning long-distance views

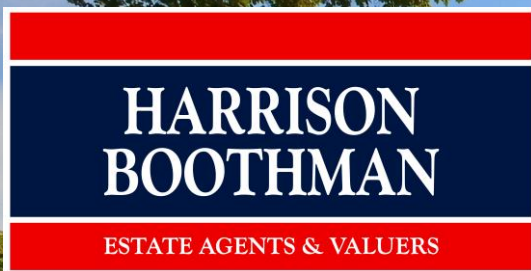
Recently subject to a comprehensive scheme of renovation and improvement incorporating a stylish modern fitted kitchen, a luxurious bathroom, re-plastering, re-wiring, external re-painting and newly fitted flooring, this superbly appointed and very stylish two-bedroom semi-detached home also benefits from gardens to the front and rear and is pleasantly situated in this popular residential location, within level walking distance of all town centre amenities.



Equipped with gas central heating fired by a modern boiler together with UPVC sealed units double glazing, this vastly improved home comprises very briefly:

An entrance hall, a living room, a dining kitchen with newly fitted units, a first floor landing leading to two well planned bedrooms and a luxurious fully tiled bathroom with contemporary suite incorporating dual/drench head shower unit over the bath. There is an attractive level front garden area, perhaps having potential for off-street parking subject to necessary approval together with a fully enclosed rear garden offering with a patio, a lawn and a useful storage shed.

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



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Tastefully modernised including a light and spacious interior incorporating stylish and contemporary fixtures and fittings, this significantly improved semi-detached home comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With UPVC front entrance door. Central heating radiator. Cloaks rails. Door leading to:

### SITTING ROOM

12'11" x 11'4" with UPVC sealed unit double glazed window overlooking the front garden. Central heating radiator. Feature fireplace with a slate hearth, oak mantle and a cast iron electric log burning effect stove.

### REFITTED BREAKFAST KITCHEN

14'7" x 7'6" superbly appointed with a range of newly fitted wall and base units in a contemporary grey finish incorporating contrasting granite effect worktop surfaces with tiled surrounds. Tall central heating radiator. Sealed unit UPVC double glazed window and matching rear entrance door. Plumbing for a washing machine/dishwasher. Composite bowl and drainer sink with a chrome mixer tap. Lamona fan assisted oven with a matching Lamona stainless steel four ring gas hob above and a stainless-steel extractor over. Recessed low voltage ceiling spotlights. Useful utility cupboard with space for a dryer and further storage.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazed window. Neutral décor and newly fitted carpets.

### BEDROOM ONE

11'6" x 11'2" with UPVC sealed unit double glazed window commanding fine long-distance views. Central heating radiator. Useful storage cupboard housing the Vaillant gas fired combination boiler.

### BEDROOM TWO

9'6" x 8'6" with UPVC sealed unit double glazed window. Central heating radiator. Loft hatch.

### LUXURIOUS REFITTED BATHROOM

Superbly appointed with a stylish and contemporary three-piece white suite comprising low suite WC, hand wash basin set on a vanity cupboard and a panelled bath with chrome thermostatic shower over. Contemporary wall tiling. Ladder style towel radiator. UPVC sealed unit double glazed window. Extractor fan.

## OUTSIDE

To the front there is an attractive level garden area incorporating a lawn with a tarmac pathway through. Gated access to the side.

To the rear there is a level fully enclosed garden offering a paved pathway/patio together with a large lawned garden and a useful storage shed. Gated side access.

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

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.

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

Ref: JT06122024

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

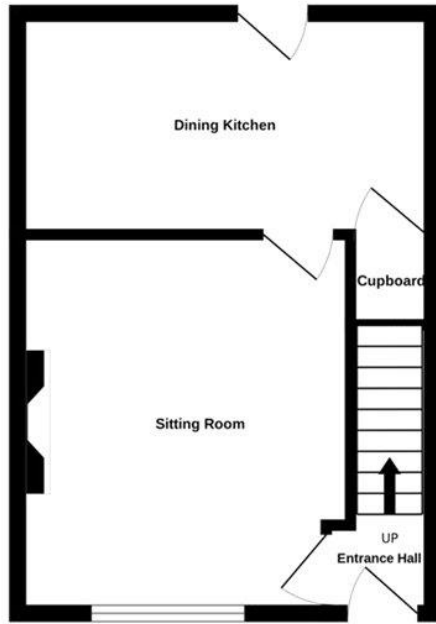
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Any prospective purchaser should satisfy themselves by inspection of the property.

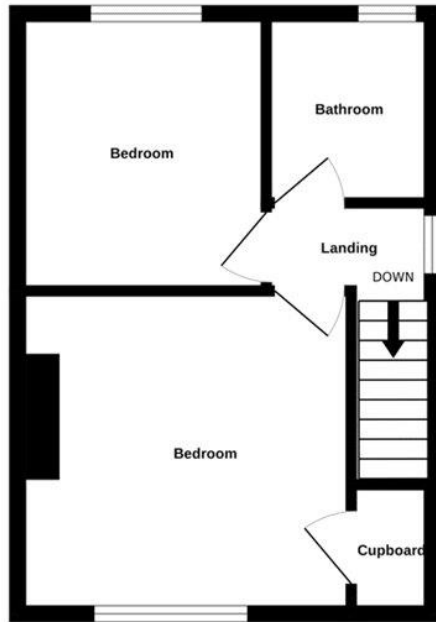




GROUND FLOOR



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



94, Broughton Road, SKIPTON, BD23 1TE

Dwelling type: Semi-detached house  
 Date of assessment: 03 February 2016  
 Date of certificate: 04 February 2016

Reference number: 0631-2847-7524-9106-1571  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 57 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

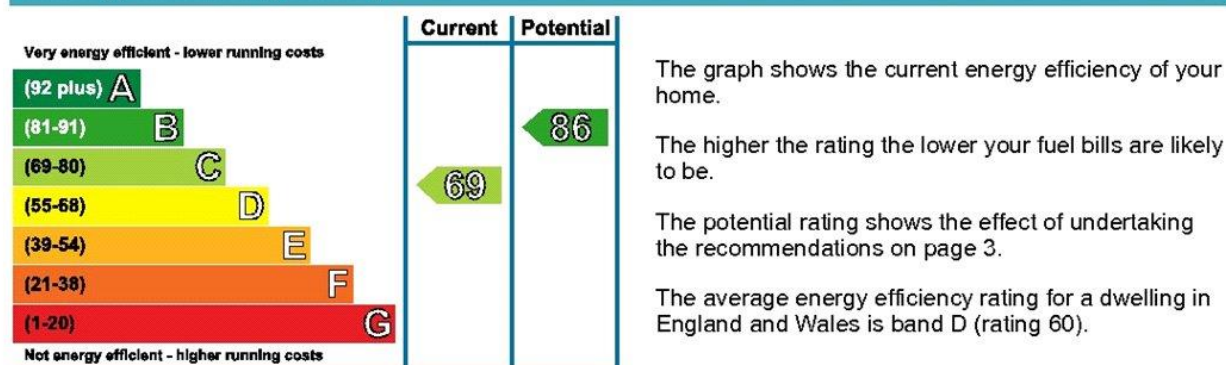
Estimated energy costs of dwelling for 3 years:	£ 1,959
Over 3 years you could save	£ 249

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 120 over 3 years	
Heating	£ 1,497 over 3 years	£ 1,395 over 3 years	
Hot Water	£ 291 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 1,959</b>	<b>£ 1,710</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 105	✓
2 Low energy lighting for all fixed outlets	£15	£ 45	
3 Solar water heating	£4,000 - £6,000	£ 96	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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