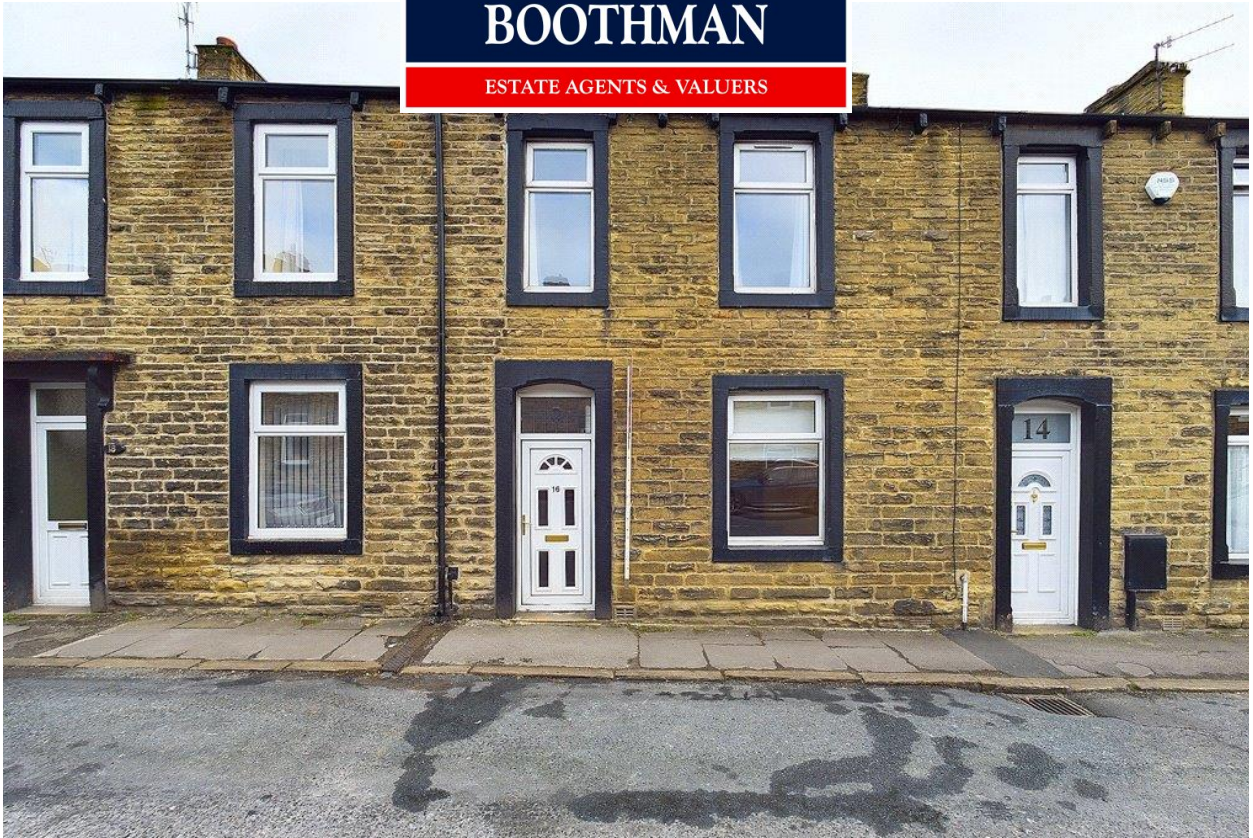


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



16 Westmoreland Street, Skipton  
BD23 2EA  
Asking Price: £199,950



+ 3



+ 1



- NO ONWARD CHAIN
- Investment opportunity
- Three good sized bedrooms
- Popular location close to the town centre
- Well-presented throughout

A superb opportunity to purchase this three bedroom terraced property set in this popular location, a short level walk away from the town centre amenities. The property is currently rented out and would be suitable for investors looking for a buy to let.



Including gas central heating and UPVC sealed unit double glazing, this property is recommended for inspection, comprising briefly:

An entrance hallway, an open plan dining/living room and a well fitted kitchen with modern wall and base units including built-in appliances whilst on the first floor are three bedrooms and a bathroom with a contemporary white suite including showers to the bath. There is an enclosed flagged rear yard and on-street parking is readily available to the front.

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, 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.

#### TENURE

The tenure for this property is Freehold.



Harrison Boothman Estate Agents & Valuers  
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## COUNCIL TAX BAND

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

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.

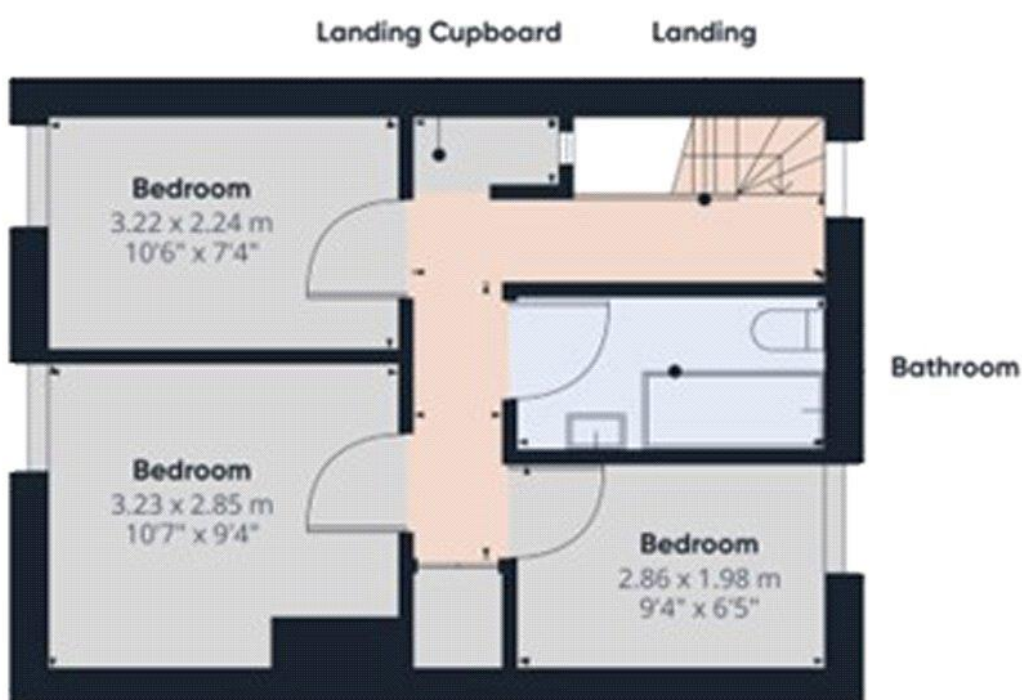
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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