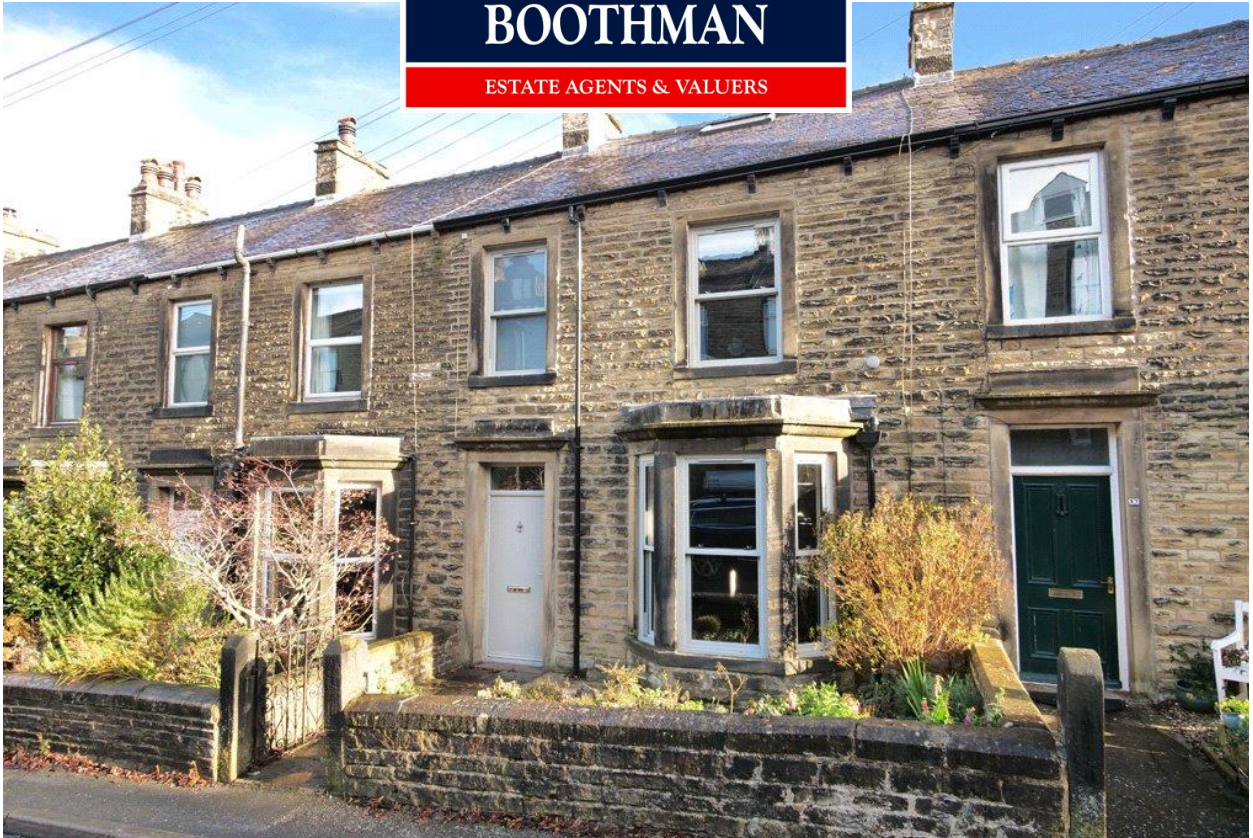


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



25 Gladstone Street, Skipton, North  
Yorkshire BD23 1PT  
Asking Price: £375,000



+ 2



+ 2



- Recently renovated Victorian bay fronted period home
- Beautiful sash style UPVC windows
- Period character features
- Impressive refitted kitchen with granite worktop surfaces
- Range of integrated appliances
- Refitted four piece house bathroom
- Two well planned bedrooms plus a useful attic space
- Separate WC
- Useful basement cellar with adjoining utility room



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## NO FORWARD CHAIN

Having been subject to a comprehensive scheme of renovation throughout to provide an extremely high standard of accommodation equipped with stylish and contemporary fixtures and fittings, this superbly appointed late Victorian bay fronted period terraced home offers spacious family sized accommodation of exceptional merit and is conveniently situated in the highly sought after 'Gargrave Road' area of Skipton within easy walking distance of all town centre amenities including the well regarded nearby schools.

This truly outstanding property features a range of attractive character features together with tasteful interior decor and the extremely well presented and updated accommodation comprises very briefly:

To the ground floor a traditional reception hallway with period features, a front sitting room with bay window and an impressive re-fitted dining kitchen with range of quality contemporary fitted units incorporating luxurious granite worktop surfaces together with a range of built-in appliances including a wine chiller. To the basement there is a useful keeping cellar with separate utility area whilst to the first floor a landing leads to two well planned double bedrooms with the front bedroom having a period fireplace. The first floor also features a separate WC with two piece suite together with an impressive four piece house bathroom with large separate walk-in shower. To the second floor there is a useful attic space, suitable for a variety of uses and commanding spectacular panoramic views over the town towards the countryside and moorland beyond. Externally there is a colourful garden frontage whilst to the rear the property benefits from an attractive stone flagged patio/yard area providing a pleasant outdoor space.

The property is situated in an extremely popular locality within only a few minutes walk of the High Street, Aireville Park, the Leisure Centre, the Railway Station and the nearby Leeds/Liverpool canal.

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 towns 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.

Truly requiring a first hand inspection in order to fully appreciate the exceptionally high standard of accommodation on offer, this very appealing property comprises in further detail:

## GROUND FLOOR

### ENTRANCE VESTIBULE

With quality composite sealed unit double glazed front entrance door. Lincrusta wall panelling. Dado rails. Ceiling rose. Engineered oak flooring. Part glazed door leading to:

### TRADITIONAL RECEPTION HALLWAY

With period ceiling coving. Stairs leading off to the first floor. Central heating radiator.

### FRONT SITTING ROOM

14'5" x 14'3" (both maximum) With UPVC sealed unit double glazed sash bay window. Period ceiling coving. Central heating radiator. Built-in cupboard to the left hand alcove. Picture rails. Engineered oak flooring. USB power sockets.

### REFITTED DINING KITCHEN

13'9" x 13'3" (both maximum) Superbly appointed with a range of stylish and contemporary light grey matte finish wall and base units incorporating superb granite worktop surfaces together with full height matching up-stands. One and a half bowl Franke recessed sink with drainer grooves into the worktop surface. Mixer tap. Built-in dual zone wine chiller. Bosch built in electric fan oven. Matching Bosch combination/microwave oven. Warming drawer underneath. Tall fridge/freezer. Integrated Bosch dishwasher. Induction hob with externally vented concealed extractor fan over. UPVC sealed unit double glazed sash window. Engineered oak flooring. Central heating radiator. USB power sockets. UPVC sealed unit double glazed rear entrance door.

### BASEMENT LEVEL

With stairs leading down from the first floor incorporating a UPVC sealed unit double glazed window. Ideal gas central heating boiler.

### BASEMENT/KEEPING CELLAR

12'9" x 10'1" With stone flagged flooring. UPVC sealed unit double glazed rear entrance door. Central heating radiator. Light and power.

### SEPARATE UTILITY AREA

9'1" x 4'6" With plumbing for an automatic washing machine (incorporating pumped drainage). UPVC sealed unit double glazed window. Ample space for other appliances. Bosch washing machine and dryer negotiable. Central heating radiator.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazed sash window enjoying views over Skipton towards the moors. Two tone spindled balustrade. Useful built-in cupboard underneath the stairs to the attic incorporating a fitted light.

## SEPARATE WC

Superbly appointed with a modern suite comprising low suite WC together with a hand wash basin set on a vanity cupboard. Towel radiator. UPVC sealed unit double glazed window. Geometric pattern floor tiling. Extractor fan. Partial ceramic wall tiling.

## BEDROOM ONE

13'4" x 11'5" (both maximum) With UPVC sealed unit double glazed sash window. Period fireplace. Central heating radiator. Full wall timber panelling to one wall. USB power sockets.

## BEDROOM TWO

11'7" x 11'6" (both maximum) With UPVC sealed unit double glazed window enjoying superb views towards the moors and towards the Church and castle tower. Built-in cupboards and shelving to the alcove. Central heating radiator. USB power sockets.

## LUXURIOUS REFITTED FOUR PIECE BATHROOM

Superbly appointed with a modern four piece suite comprising low suite WC, hand wash basin set on a vanity cupboard, a panelled bath and a separate shower enclosure housing a chrome drench head mixer shower. Contrasting white marble effect wall tiling. Geometric pattern floor tiles. UPVC sealed unit double glazed window sash window. Towel radiator. Humidistat/extractor fan. Mirrored cabinet.

## SECOND FLOOR

### IMPRESSIVE ATTIC SPACE

16'11" x 12'7" (both maximum including stairs) (plus eaves cupboards) With three sealed unit double glazed velux roof windows incorporating remote controlled blinds. Superb views over Skipton towards the moors and towards the Church and castle tower. Central heating radiator. Two tone spindled balustrade. Eaves storage cupboards providing excellent storage facilities. USB power sockets.

## OUTSIDE

To the front there is an enclosed planted garden enjoying a westerly aspect whilst to the rear the property benefits from an attractive stone flagged rear yard/patio garden with steps and handrail leading up to the rear kitchen entrance door. Door leading to the basement cellar. External cold water tap. Security lighting.

**COUNCIL TAX BAND** The council tax band quoted for this property on the Gov.UK website is Band: C

## TENURE

The tenure for this property is FREEHOLD.

## 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.

Ref: SBS270126

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



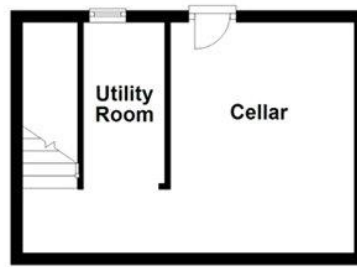




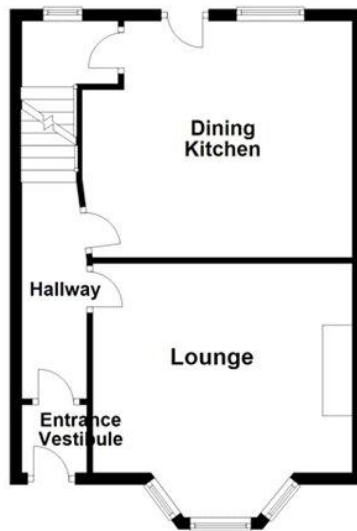




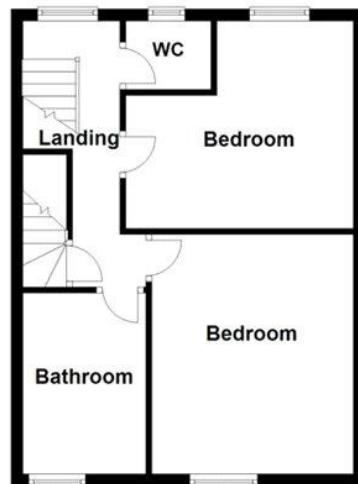
Lower Ground Floor



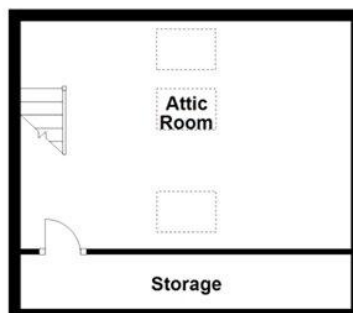
Ground Floor



First Floor



Attic



## Energy performance certificate (EPC)

25 Gladstone Street SKIPTON BD23 1PT	Energy rating <b>C</b>	Valid until: <b>20 January 2035</b>
		Certificate number: <b>2517-2151-6019-5012-5521</b>

Property type	Mid-terrace house
Total floor area	135 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.