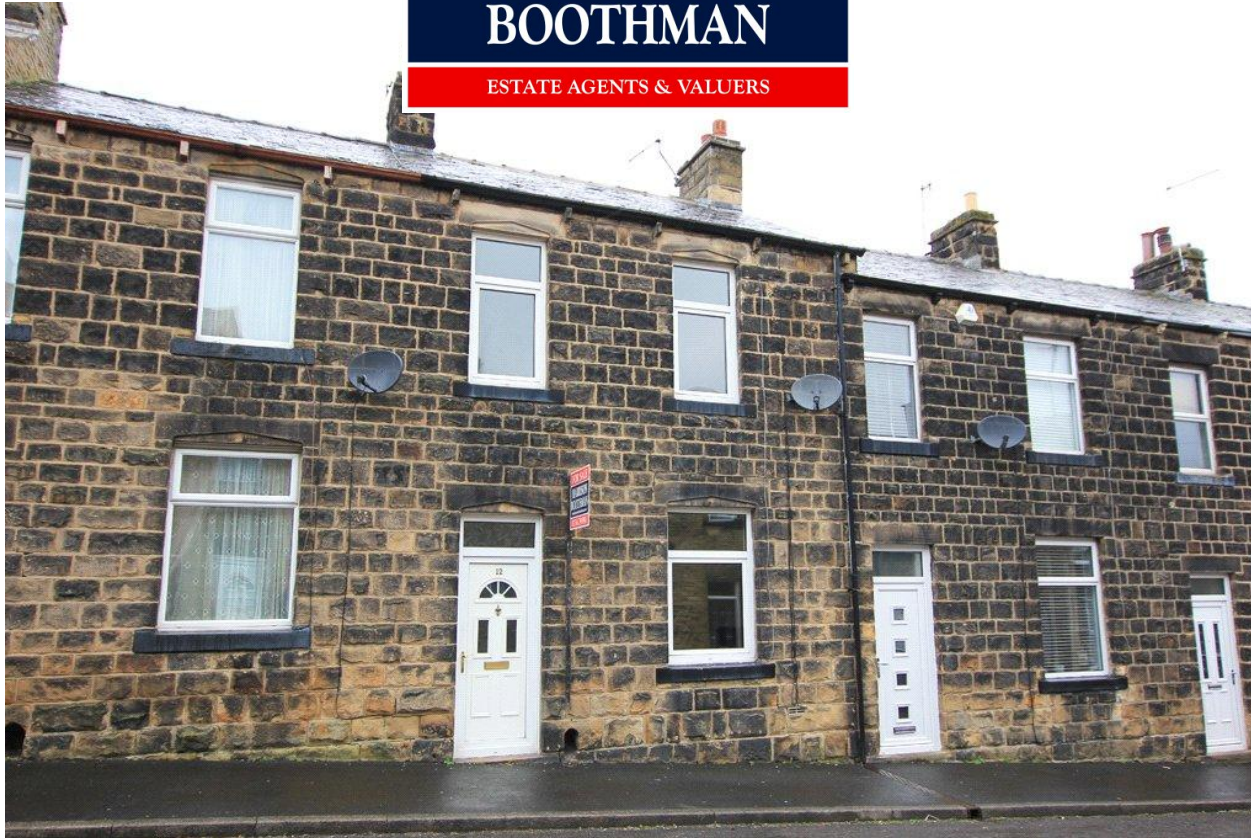


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



12 Cumberland Street, Skipton, North  
Yorkshire BD23 2NL  
Asking Price: £149,950



+ 3



+ 1



- NO FORWARD CHAIN
- New carpets/floor coverings
- New decor throughout
- Fitted kitchen with range of integrated appliances
- Three well planned bedrooms

#### **NO FORWARD CHAIN**

Offered with vacant possession including brand new decor and fitted carpets/floor coverings throughout, this traditional stone built Victorian through terraced property provides well planned three bedroom



accommodation and enjoys a convenient location close to the centre of Skipton and with all town centre amenities immediately on hand.

Equipped with gas central heating together with UPVC sealed unit double glazing the accommodation includes a front living room, a modern fitted kitchen with range of integrated appliances, a useful rear entrance porch and store place, a first floor landing, three well planned bedrooms and a bathroom with three piece suite incorporating mixer shower over the bath. Street parking is available to the front whilst to the rear the property benefits from a traditional stone flagged enclosed yard leading onto the cobbled back street beyond.

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, 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.

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Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)

Strongly recommended for inspection the accommodation comprises in further detail:

## GROUND FLOOR

### LIVING ROOM

15'10" x 12'8" (both maximum) With UPVC sealed unit double glazed window. UPVC sealed unit double glazed front entrance door. Central heating radiator.

### KITCHEN

12'9" x 6'10" Equipped with a range of 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 canopy over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Wall mounted Glow Worm gas central heating combination boiler. UPVC sealed unit double glazed window. Central heating radiator. Useful built-in store cupboard underneath the stairs incorporating a fitted light. Sealed unit double glazed timber door leading to:

### REAR ENTRANCE PORCH

With UPVC sealed unit double glazed window and door. Polycarbonate roof. Door leading to a stone built store place.

## FIRST FLOOR

### LANDING

With loft hatch.

### BEDROOM ONE

12'10" x 9'1" (both maximum) With UPVC sealed unit double glazed window. Central heating radiator.

### BEDROOM TWO

9'8" x 6'4" With UPVC sealed unit double glazed window. Central heating radiator.

### BEDROOM THREE

7' x 6'11" With UPVC sealed unit double glazed window. Central heating radiator.

### BATHROOM

Equipped with a three piece white suite comprising low suite WC, pedestal hand wash basin and a panelled bath with chrome mixer shower over. Partial ceramic wall tiling. Chrome towel radiator. UPVC sealed unit double glazed window. Extractor fan.

#### OUTSIDE

Street parking is available to the front whilst to the rear the property benefits from a stone flagged yard with gate leading onto the cobbled back street beyond.

#### COUNCIL TAX BAND

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

#### 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: SBS070225

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.