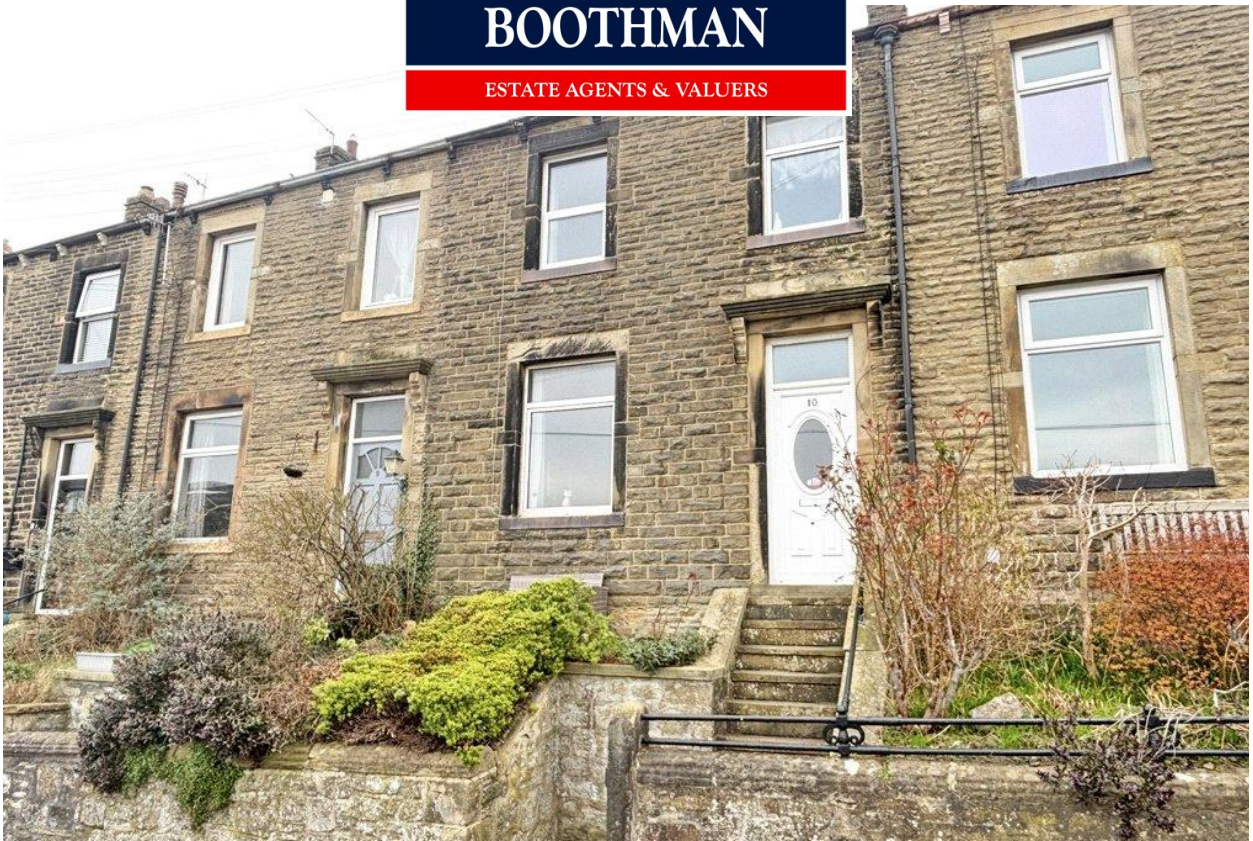


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



10 Firth Street, Skipton BD23 2PT
Asking Price: £225,000



+ 2

+ 1



- NO ONWARD CHAIN
- Two good sized double bedrooms
- Convenient location within Skipton
- Spacious living accommodation
- Fully renovated throughout
- Rear yard and further garden area

Enjoying a slightly elevated location situated in a popular residential area only a few minutes walking distance away from Skipton town centre amenities nearby, this traditional and beautifully presented two double bedroomed stone terraced house enjoys long distance views at the front and has been subject to a comprehensive scheme of renovation by the current vendors.



Offering high quality fixtures and fittings throughout, the property includes gas central heating together with UPVC sealed unit double glazing and comprises very briefly:

An entrance hallway, a sitting room with a feature fireplace, a dining room, a ground floor w/c and a beautifully appointed kitchen with modern fitted wall and base units and ample integral appliances. To the first floor there are two good sized double bedrooms and the superbly appointed bathroom suite with a contemporary four piece suite. Externally to the rear there is a good-sized yard and a separate further section of garden.

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.



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Certainly providing an exciting opportunity for buyers looking for a property ready to move straight into, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With a UPVC and sealed unit double glazed front entrance door. Central heating radiator. Coving.

SITTING ROOM

13'1" x 12' with UPVC sealed unit double glazing. Long distance views. Central heating radiator. Feature fireplace with a painted wood surround, a cast-iron inset and a fitted coal effect gas fire. Arched side alcoves. Picture rails. Ceiling rose and coving.

DINING ROOM

13'1" x 12' with UPVC sealed unit double glazing. Central heating radiator. Feature stone fireplace with a cast-iron gas fire. Built-in base cupboard to one side alcove providing a display surface. Ceiling rose.

W/C

Low suite w/c. Plumbing for a washing machine.

KITCHEN

15'7" x 6'10" with modern fitted wall and base units with contrasting stone worktops with matching upstands. Fitted fridge and freezer. Built in Smeg dishwasher. Fan assisted oven. Ceramic four ring induction hob with a stainless steel extractor over. Recessed low voltage ceiling spotlights. Indesit microwave. Belfast sink with drainer grooves into the worktop and a chrome hot and cold mixer tap. UPVC sealed unit double glazing. UPVC and sealed unit double glazed external door to the rear yard. Central heating radiator.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Spindled balustrade. Central heating radiator. Deep built-in cloaks/store cupboard.

BEDROOM ONE

12' x 10'1" with UPVC sealed unit double glazing. Long distance views. Central heating radiator. Built-in wardrobe with a drawer beneath.

BEDROOM TWO

12' x 10'1" with UPVC sealed unit double glazing. Fine open views across light woodland at the rear. Central heating radiator. Concealed wall mounted Worcester gas combination central heating boiler. Built-in wardrobe.

BATHROOM

Recessed low voltage ceiling spotlights. Low suite w/c. Central heating radiator. Freestanding ceramic bath. Pedestal wash basin. Sealed unit UPVC double glazed window. Shower cubicle with a tiled surround and chrome thermostatic shower.

OUTSIDE

There is a raised terraced front garden with a stone boundary wall and stone steps leading up to the front door.

To the rear there is an enclosed rear yard. The property also includes a further portion of open land at the rear which currently has a shed but could be used for raised beds or several other uses.

COUNCIL TAX BAND

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

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

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.

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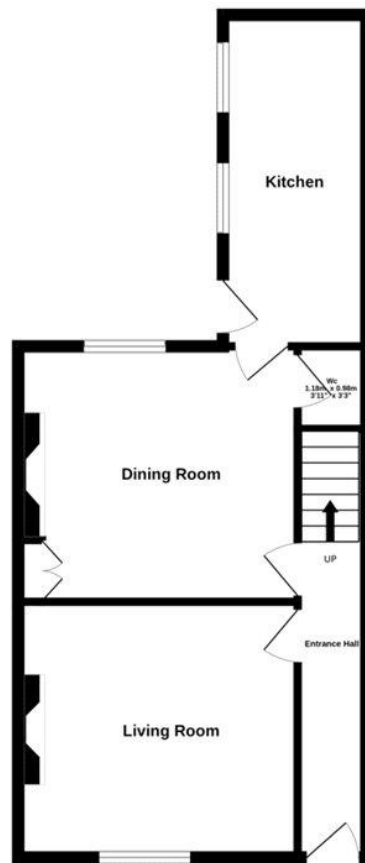
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

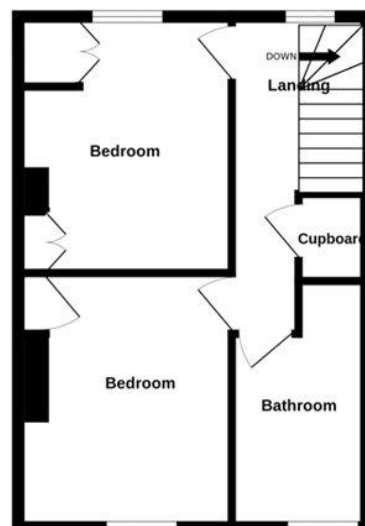
Any prospective purchaser should satisfy themselves by inspection of the property.



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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