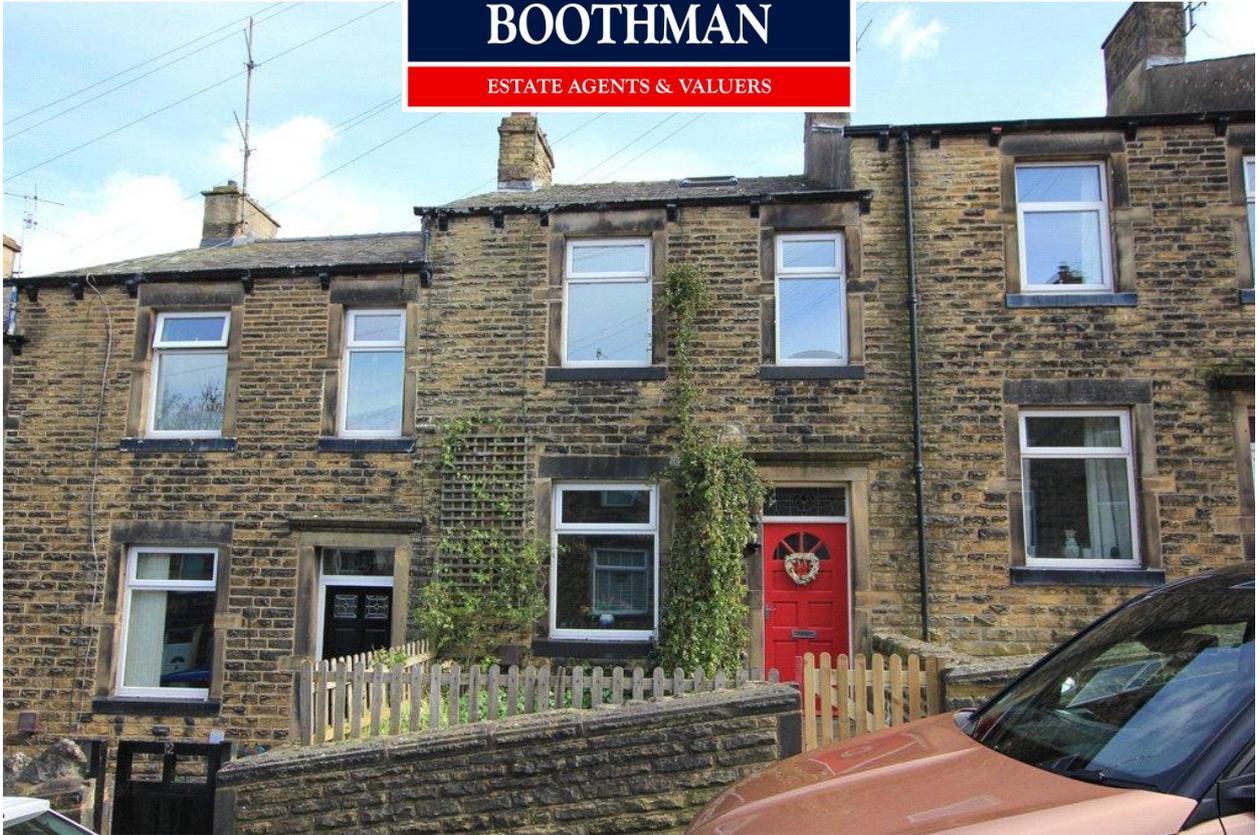


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



10 Lambert Street, Skipton BD23 2DR
Asking Price: £219,000



+ 3



+ 1



- An outstanding traditional garden fronted stone terraced house
- 3 bedrooms and an attic space with velux windows
- Well equipped and beautifully presented

This attractively improved and well equipped traditional garden fronted stone terraced house provides beautifully presented three bedroomed accommodation including gas central heating, UPVC sealed unit double glazing, quality fittings and fixtures together with the advantage of a useful second floor attic space including velux windows whilst accessed via an alternating tread staircase.



This outstanding property is very conveniently situated in a popular residential area only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby.

Strongly recommended indeed for inspection, this very appealing home certainly provides an exciting opportunity, comprising briefly:

A living room and a superbly appointed fitted dining kitchen with stylish contemporary units, a built-in oven, hob and extractor hood. There is also a separate WC. On the first floor are three bedrooms and a contemporary shower room with a quality white suite. On the second floor is a useful attic space with velux windows and access via an alternating tread staircase. There is an enclosed front garden with flowers and flags, boundary walling and fencing. The enclosed flagged rear yard provides a very pleasant sitting out area and there are also two adjoining stone out-buildings.

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 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



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



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.

With much to commend it, this excellent property comprises in further detail:

GROUND FLOOR

LIVING ROOM

15' x 12'10" With a traditional Regency style front entrance door. Stained and leaded top light. Cloaks rail. UPVC sealed unit double glazing. Double central heating radiator. Fireplace recess with a tiled hearth. Arched side alcoves. Recessed LED ceiling spotlights.

FITTED DINING KITCHEN

11'6" x 11' Superbly appointed with a stylish range of quality contemporary units having light grey gloss fronts with contrasting worktop surfaces including Metro tiled surrounds. Stainless steel sink and drainer with a pillar tap. Built-in Lamona oven with a matching four ring gas hob in stainless steel finish including a stainless steel backing plate and an extractor hood above in a stainless steel finish chimney style canopy. Concealed Main gas combination central heating boiler. Double central heating radiator. Fitted low voltage ceiling spotlights and down-lighting beneath the wall units. UPVC sealed unit double glazing and a matching external door to the enclosed flagged rear yard. Open store place under stairs with partial stripped pine wall panelling, fitted shelves and a cloaks rail.

SEPARATE WC

With a white low suite WC, pine wall panelling and UPVC sealed unit double glazing.

FIRST FLOOR

LANDING

with UPVC sealed unit double glazing, a spindled balustrade and recessed LED ceiling spotlights.

BEDROOM ONE

12'11" x 8' With UPVC sealed unit double glazing, a double central heating radiator and recessed LED ceiling spotlights.

BEDROOM TWO

9'9" x 6'5" With UPVC sealed unit double glazing and a double central heating radiator.

BEDROOM THREE

9'3" x 5' With UPVC sealed unit double glazing and a double central heating radiator.

STYLISH SHOWER ROOM

Superbly appointed with a quality contemporary white suite comprising a large shower cubicle having mermaid wall panelling, a hand-held shower and an overhead rainfall shower together with a low suite WC and also a hand wash basin which is recessed into a white gloss fronted vanity cabinet unit. Ladder central heating radiator in chrome finish. Fitted floor to ceiling recessed shelves. Cloaks rail. Extractor fan. Recessed LED ceiling spotlights.

SECOND FLOOR

ATTIC SPACE

With limited head room reducing into the eaves.

13'6" (maximum including stairwell) x 8'4" (plus eaves recesses) With two velux windows. Long distance views at the rear and towards the moors. Exposed beams. Two fitted wall lights. The attic space is accessed via an alternating tread staircase from the first floor landing.

OUTSIDE

There is an enclosed front garden with flowers and flags, stone boundary walling and fencing.

Enclosed and almost level flagged rear yard providing a very pleasant sitting out area. Outside tap and lighting.

TWO ADJOINING STONE OUT-BUILDINGS

Providing - a store place and a utility - which includes electricity sockets and plumbing for an automatic washing machine.

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. 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: RAH24032026

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



Energy performance certificate (EPC)

10 Lambert Street SKIPTON BD23 2DR	Energy rating	Valid until:	13 February 2035
	C	Certificate number:	9600-3849-0022-7490-3253

Property type	Mid-terrace house
Total floor area	68 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+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.