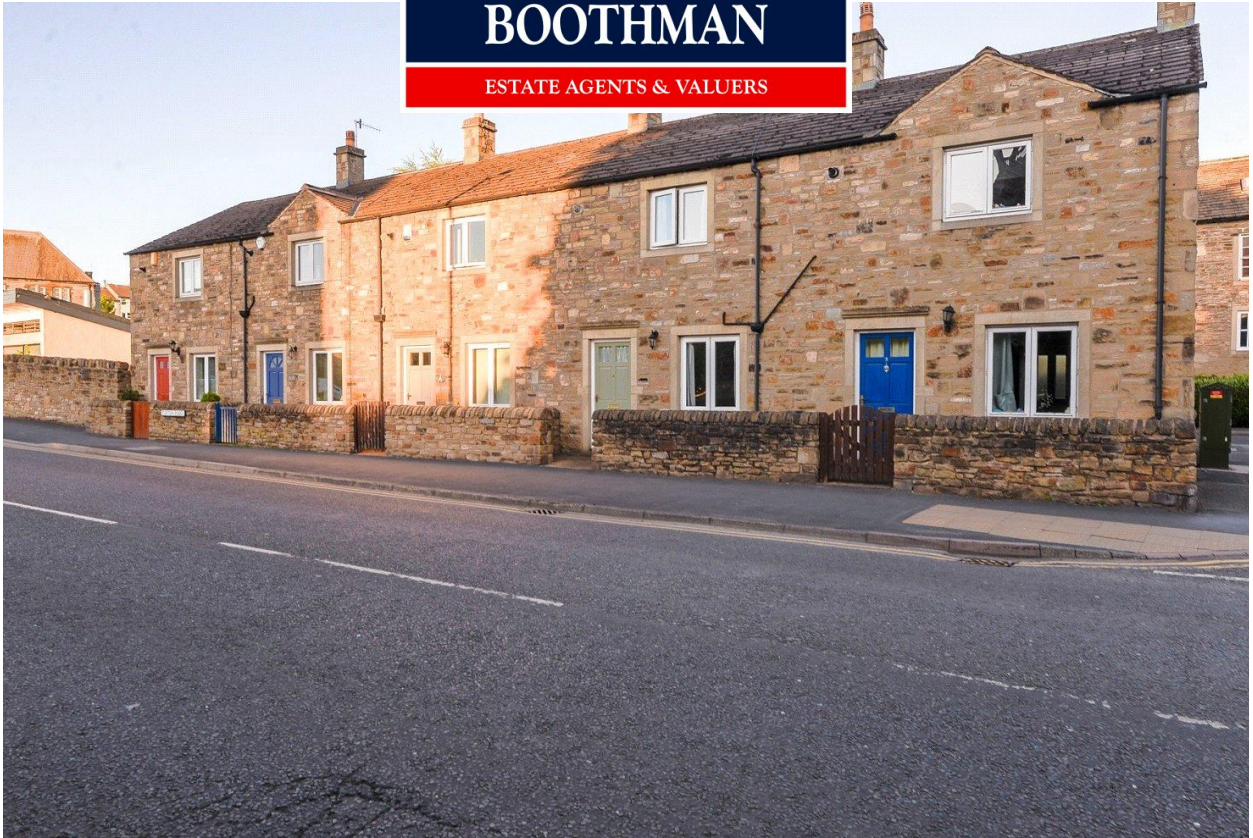


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Tufton Place, Skipton BD23 2UL
Asking Price: £189,500



+ 2

+ 1



- NO ONWARD CHAIN
- Two good sized bedrooms
- Convenient central location
- Off street parking for two cars
- Investment opportunity
- Character cottage

A superb opportunity to purchase this terraced property which was constructed in 1999, conveniently situated in the centre of Skipton. The property has two good sized bedrooms and the rare additional bonus of two off-street parking spaces.



Having been used as a successful long term rental the property would be suitable for investors looking for buy to lets and holiday cottages and comprises briefly:

An open plan living/dining room, a kitchen, two good sized bedrooms and a house bathroom. Externally there is a rear yard and off street parking for two vehicles.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Castle and Church 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 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 United Kingdom.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

AGENTS NOTES

Please note the photos were taken prior to the last tenants moving in.

COUNCIL TAX BAND

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



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



TENURE

The tenure for this property is Freehold.

SERVICES

All mains services are installed with the exception of gas.

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: JT01042025

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
55.14 m²
593.48 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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