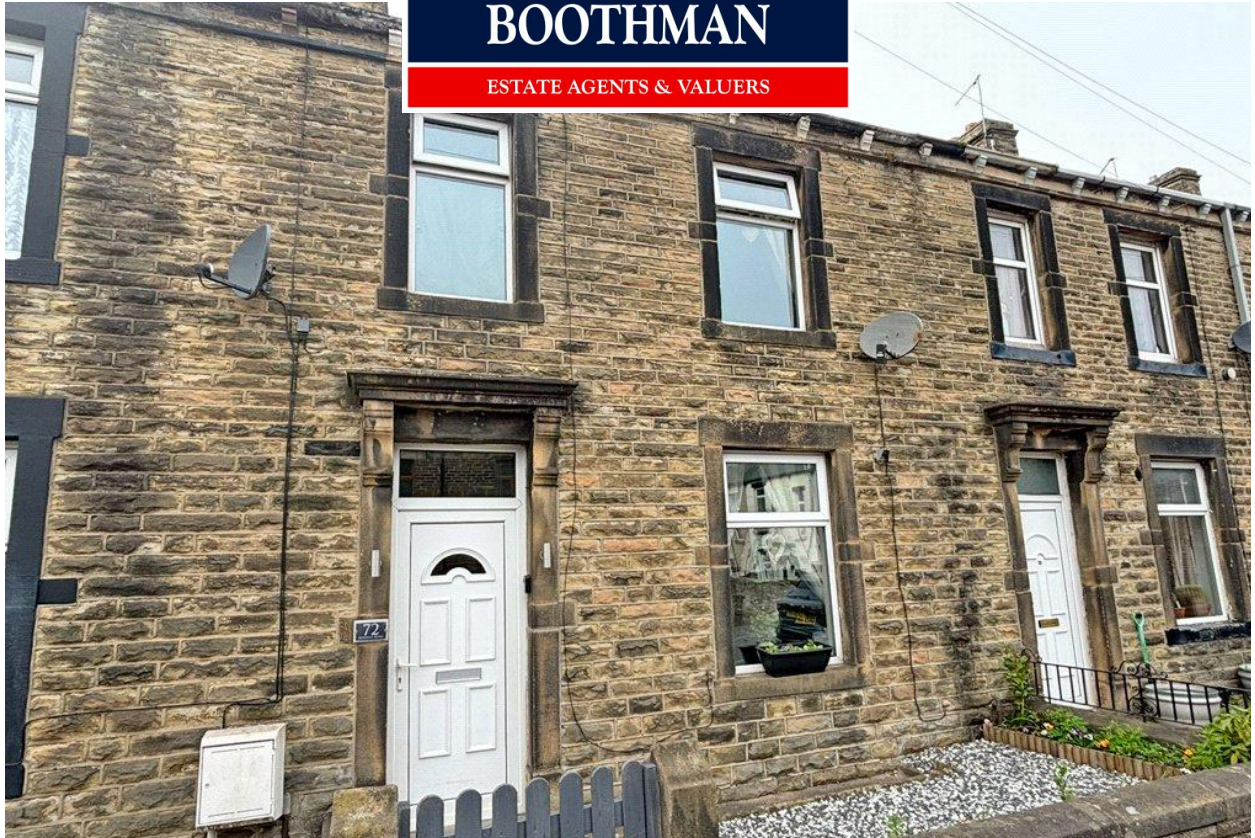


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



72 Keighley Road, Skipton BD23 2RA
Asking Price: £215,000



+ 3



+ 1



- Stone built character terrace
- Three good sized bedrooms
- Convenient location within Skipton
- Fully renovated throughout
- West facing rear yard

This spacious stone built garden fronted, late Victorian period terraced property provides well planned three bedroom accommodation of particular merit which has been subject to a comprehensive scheme of renovation by the current vendors with high quality fixtures and fittings throughout whilst being conveniently



located on the level along Keighley Road close to the Leeds-Liverpool Canal whilst being only a short walking distance from the centre of Skipton.

The accommodation is equipped with gas central heating together with UPVC sealed unit double glazing and comprises very briefly:

A traditional entrance hall with decorative archway, a front sitting room with a media wall with an electric fire and recess for a TV, a dining room with arched alcoves which is open to the newly fitted high quality modern kitchen, a first floor landing with space to potentially put a staircase to the attic (currently unconverted), three well planned bedrooms and a spacious bathroom with a newly fitted modern four piece suite. There is street parking available at the front together with a small garden area whilst to the rear there is an enclosed West facing yard with gate leading onto a cobbled back street and a useful external storage shed.

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

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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.

Ideal for those searching for a spacious and affordable stone built terrace within this popular locality, the accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE VESTIBULE AND HALLWAY

With UPVC sealed unit double glazed front entrance door. Central heating radiator. Period ceiling coving and decorative lintel. Staircase leading off to the first floor.

SITTING ROOM

13'4" x 12'1" (both maximum) with a media wall with an electric log burning effect fire and a recess for a TV. Alcove cupboards. UPVC sealed unit double glazed window. Central heating radiator.

DINING ROOM

13'11" X 13'2" (both maximum) with UPVC sealed unit double glazed window and a matching rear entrance door. Central heating radiator. Arched alcoves. Useful under-stairs store cupboard. Open to:

KITCHEN

10'8" x 7'11" equipped with a range of modern white gloss fronted wall and base units with a contrasting oak effect worktop and metro tiled surrounds. Sealed unit UPVC double glazed window and velux windows. Recessed low voltage ceiling spotlights. Fitted fridge and freezer. Wall radiator. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Plumbing for a washing machine. Four ring gas hob with a matching extractor canopy over. Fitted wine fridge. Fan assisted oven. Concealed wall mounted Worcester gas fired combination boiler.

FIRST FLOOR

LANDING

With spindled balustrade. Loft access with a pulldown loft ladder.

BEDROOM ONE

12'6" x 11'2" (both maximum) with UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

13'1" x 9'4" (both maximum) with UPVC sealed unit double glazed window enjoying views towards the hills. Central heating radiator.

BEDROOM THREE

9'11" x 7'8" with UPVC sealed unit double glazed window, also enjoying a view towards the hills. Central heating radiator.

BATHROOM

Equipped with a modern four piece suite comprising a low suite w/c, a large walk in shower with a dual chrome handheld shower and a rainfall shower, a panelled bath, a vanity wash basin with storage underneath, tiled effect flooring, extractor fan, heated towel rail and UPVC sealed unit double glazed window.

OUTSIDE

Street parking is available at the front. There is a small garden frontage whilst to the rear there is a fully enclosed concrete yard/patio garden with a timber gate leading onto the cobbled back street and an external storage shed.

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.

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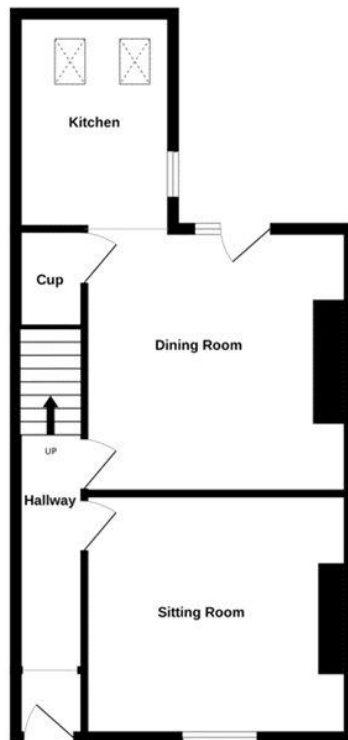
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

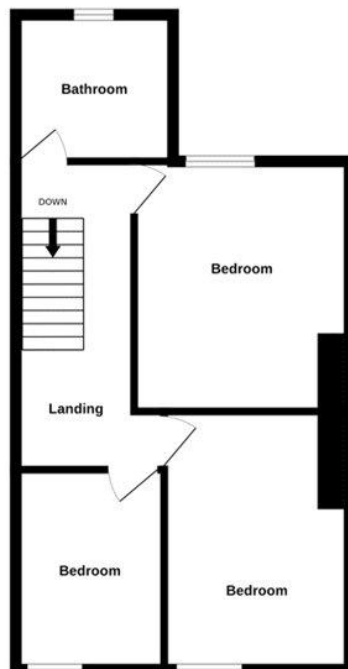




GROUND FLOOR



1ST FLOOR



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