

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Castle Court, Skipton BD23 2DW
Asking Price: £159,950



+ 2



+ 1



- NO ONWARD CHAIN
- Two good sized bedrooms
- Convenient central location
- South facing composite decking to the rear
- Well-presented throughout
- Investment opportunity
- Allocated private parking space

This traditional stone fronted two bedroomed inner town-house includes the advantage of gas central heating together with UPVC sealed unit double glazing and is very conveniently situated only circa 200 yards away from Skipton High Street with all amenities nearby whilst backing onto allotments enjoying long distance views across the valley at the rear.



Described very briefly the property provides:

A living room with a feature fireplace, a fitted kitchen with modern wall and base units and fitted appliances with a dining area extension whilst on the first floor are two bedrooms and a contemporary house bathroom room with a three piece suite and underfloor heating. There is a rear yard which has composite decking providing a pleasant sitting out area whilst backing onto allotments with long distance views. There is also the great advantage of a private allocated parking space.

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 programme of community events and festivals, attracting an ever increasing degree of tourism. In addition, the beautiful Yorkshire Dales National Park is a little over a mile away to the north, offering some of the finest countryside and scenery in the UK.

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

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

GROUND FLOOR

SITTING ROOM

16'9" x 10'10" with a UPVC sealed unit double glazed window and matching front entrance door. Oak effect flooring. Central heating radiator. Recessed low voltage ceiling spotlights. Useful understair storage. Feature fireplace with a painted wood surround and stone hearth. Open staircase to the first floor with a glass balustrade.

FITTED KITCHEN

10'10" x 9' (max) with a range of fitted modern base and wall units including contrasting oak worktops and tiled surrounds. Inset stainless steel sink with a chrome hot and cold mixer tap. Recess for fridge. Plumbing for washing machine. Oak effect flooring. Indesit fan assisted oven with a four ring stainless steel gas hob with a matching extractor canopy over. Fitted shelving. Central heating radiator. Open to:

DINING AREA EXTENSION

6'9" x 4'7" with sealed unit UPVC double glazed windows and a matching rear entrance door. Oak effect flooring.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

10'10" x 8'6" with UPVC sealed unit double glazing. Central heating radiator. Oak effect flooring. Fitted wardrobing. Recessed low voltage ceiling spotlights.

BEDROOM TWO

10'10" x 6'2" with UPVC sealed unit double glazing providing superb long distance views at the rear beyond allotments and Newtown across the valley towards the hill. Central heating radiator. Built-in store cupboard above the stairwell. Storage cupboard with the wall mounted Vokera gas fired combination boiler.

BATHROOM

With a three piece white suite comprising a low suite WC, vanity wash basin with shelving underneath and a ceramic bath with chrome bath taps and a handheld chrome shower attachment. Slate floor with underfloor heating. Matching partial wall tiling. Extractor fan. Recessed low voltage ceiling spotlights.

OUTSIDE

To the rear of the house there is a composite decking providing a pleasant sitting out area whilst backing onto allotments with long distance views.

PRIVATE ALLOCATED CAR PARKING SPACE

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: JCT150222

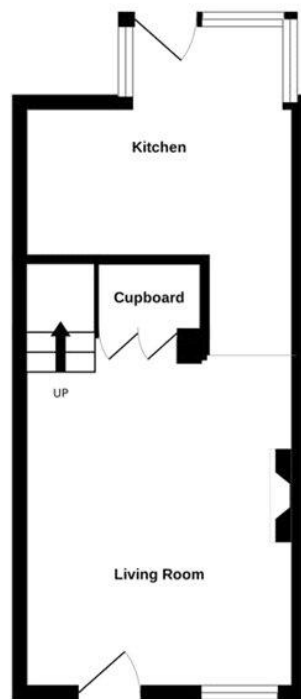
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

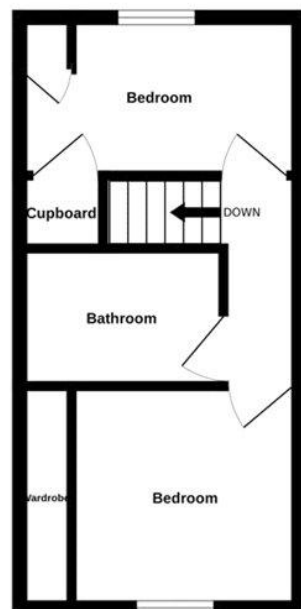
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

2 Castle Court
Castle Street
SKIPTON
BD23 2DW

Energy rating

C

Valid until: 22 March 2026

Certificate number: 0441-2837-7570-9526-1251

Property type Mid-terrace house

Total floor area 48 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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