

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Toller Court, Skipton BD23 2HH

Asking Price: £349,500



+ 4



+ 2



- NO ONWARD CHAIN
- Three/four good sized bedrooms
- Superbly presented and spacious living accommodation
- Highly desirable central Skipton location
- South facing rear garden
- Private driveway and garage

Conveniently positioned in this exclusive cul-de-sac development just off Newmarket Street only a short level walk from the centre of Skipton, this extremely well appointed modern town-house provides spacious and versatile four bedroom en-suite accommodation including the great advantage of a south facing rear garden, private driveway parking and a good sized integral single garage.



Thoughtfully planned over three floors being equipped with stylish and contemporary fixtures and fitting throughout whilst offering an imaginative internal layout ideal for families, this appealing property certainly represents an exciting opportunity and the accommodation comprises very briefly:

An entrance hallway, a utility room, a ground floor w/c, a fourth bedroom/study whilst on the first floor there is a large sitting room with a Juliet balcony and a superbly appointed dining kitchen with modern fitted wall and base units and ample integral appliances. To the second floor there are three good sized bedrooms, one of which has fitted wardrobing and an ensuite shower room along with the family bathroom fitted with a contemporary three piece suite. Externally to the front of the property there is a private block-paved driveway with parking for two vehicles which leads to an integral single garage. To the rear there is a South facing garden which is planned for ease of maintenance.

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

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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.

Equipped with gas central heating, sealed unit double glazing and a high level of thermal insulation resulting in excellent energy efficiency and lower running costs, the accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With substantial composite front entrance door including a leaded glazed panel. Stairs leading off to the first floor with attractive spindled balustrade. Recessed ceiling spotlights. Central heating radiator.

GROUND FLOOR WC/CLOAK ROOM

Superbly appointed with a stylish modern white suite comprising a low suite WC and a floating hand wash basin incorporating a mixer tap. Partial limestone effect wall tiling. Granite effect floor tiling. Recessed ceiling spotlight. Wall mounted extractor fan. Central heating radiator.

UTILITY ROOM

6'5" x 6'2" with well equipped with a range of modern fitted wall and base units and granite effect worktop surfaces with matching up-stands. Stainless steel sink and drainer unit. Plumbing for washing machine. Space for a condenser dryer. Wall mounted extractor fan. Wall mounted Navien gas fired combination boiler. Central heating radiator. Multi-paned double glazed rear entrance door leading to the garden.

GROUND FLOOR BEDROOM FOUR

10' x 9'10" a good sized room suitable for a variety of uses. Sealed unit double glazed window overlooking the rear garden. Central heating radiator.

FIRST FLOOR

LANDING

With attractive spindled balustrade including stairs leading of to the second floor. Sealed unit double glazed window. Central heating radiator. Recessed ceiling spotlights.

SPACIOUS OPEN PLAN LIVING ROOM

18'7" x 10' with sealed unit double glazed doors adjoining a superb Juliet balcony to the front. Central heating radiator. TV point. Telephone point.

SPACIOUS DINING KITCHEN

16'6" x 9'8" superbly appointed with a range of stylish modern fitted wall and base units with contrasting granite worktops and matching upstands. Stainless steel one and a half bowl sink and drainer with a hot and cold mixer tap. AEG fan assisted oven. Stainless steel four ring gas hob with a matching extractor canopy over. Integral dishwasher. Integral fridge and freezer. Recessed low voltage ceiling spotlights. Sealed unit double glazed windows.

SECOND FLOOR

LANDING

With spindled balustrade. Recessed ceiling spotlights. Loft hatch. Deep built-in storage cupboard including a fitted light and shelving.

MASTER BEDROOM

13'5" (maximum) x 9'10" with sealed unit double glazed window. Central heating radiator. Door leading to:

STYLISH EN-SUITE SHOWER ROOM

Superbly appointed with a contemporary modern white suite comprising low suite WC with concealed cistern, floating hand wash basin and a shower enclosure incorporating a chrome mixer shower. Partial limestone effect wall tiling. Complementary limestone effect floor tiling. Recessed ceiling spotlights. Ceiling mounted extractor fan. Sealed unit double glazed window. Chrome central heating radiator. Shaver point.

BEDROOM TWO

9'9" x 9'8" with sealed unit double glazed window. Central heating radiator. Neutral décor and carpets.

BEDROOM THREE

9'8" x 6'6" with sealed unit double glazed window. Central heating radiator.

HOUSE BATHROOM

Superbly appointed with a luxurious modern white suite comprising low suite WC including concealed cistern, floating hand wash basin and a panelled bath incorporating a central mixer tap together with hose attachment. Partial stone effect wall tiling including a recessed full width shelf. Granite effect floor tiling. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome central heating radiator. Shaver point.

OUTSIDE

To the front there is a block paved driveway providing easy off-street parking leading to the:

SINGLE GARAGE

18'3" x 10' with remote controlled electric up and over door. Light and power.

To the rear there is a very attractive enclosed rear garden area enjoying a superb southerly aspect including a decking together with stone flagged pathways/patio area. Substantial stone built rear boundary wall with steps providing rear pedestrian access. Outside tap. Outside light. Outside power.

COUNCIL TAX BAND

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

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.

Ref: JT07082025

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

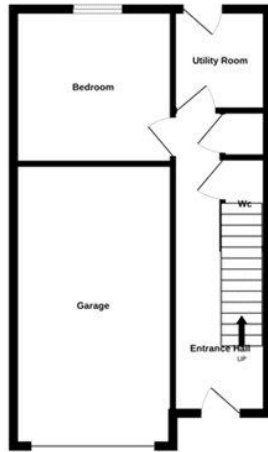
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Any prospective purchaser should satisfy themselves by inspection of the property.

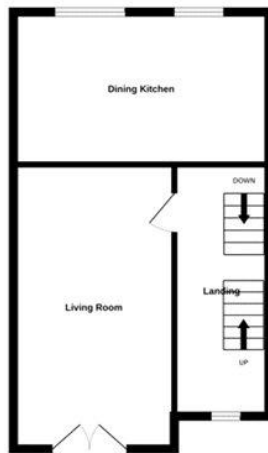




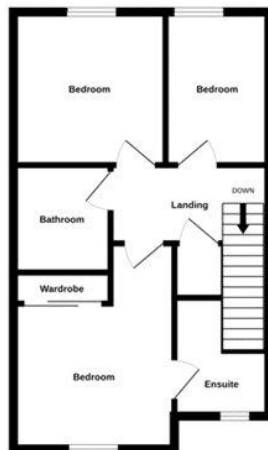
GROUND FLOOR



1ST FLOOR



2ND 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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