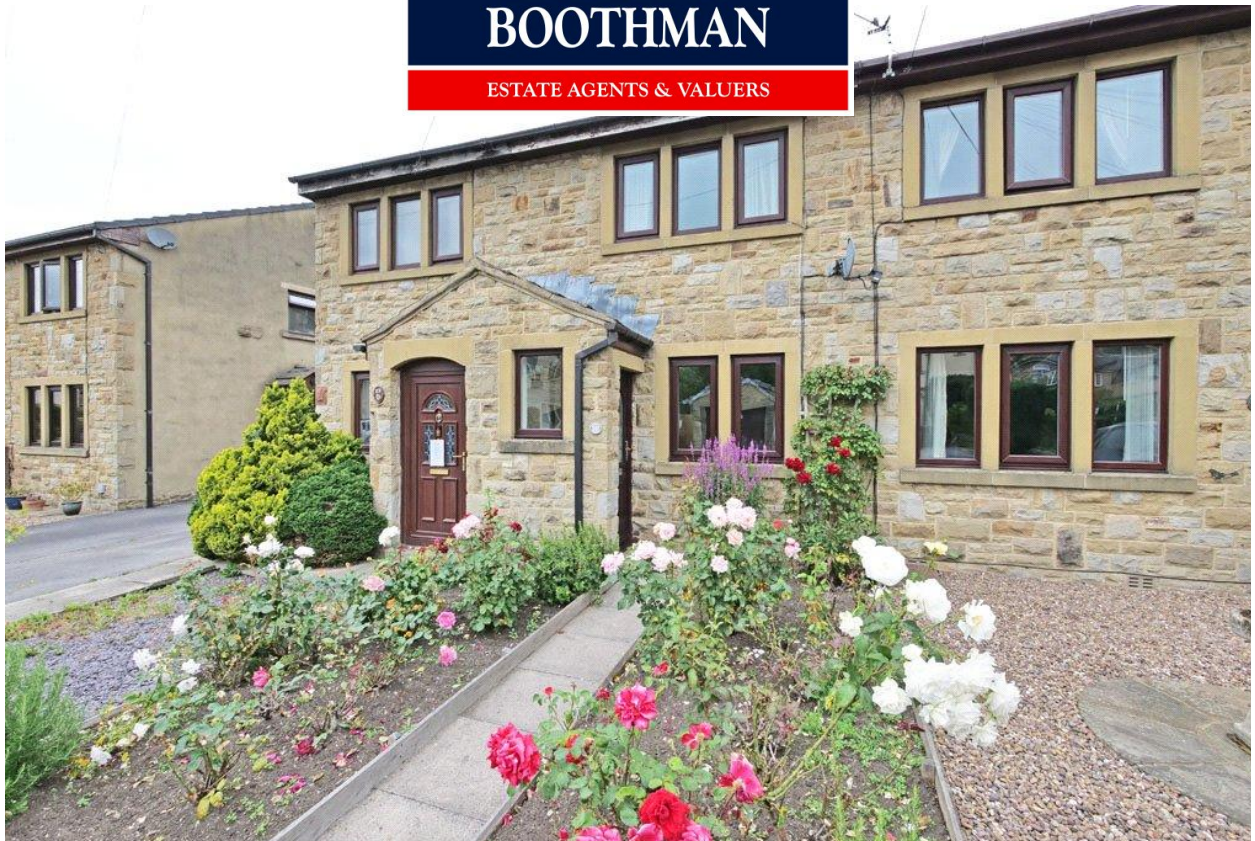


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



20 The Close, Skipton BD23 2BZ
Asking Price: £195,000



+ 2

+ 1



- NO ONWARD CHAIN
- Two good sized bedrooms
- Desirable location within Skipton
- Single garage
- Enclosed rear garden

This well-equipped two bedroomed stone fronted inner town house is superbly situated on the level in a very popular cul-de-sac just off Carleton Road whilst within walking distance of Skipton town centre shops, amenities and services only circa half a mile away. The property also has the rare addition of a separate garage.



Including gas central heating together with UPVC sealed unit double glazing, this very appealing home is strongly recommended for inspection, comprising briefly - an entrance porch, a living room and a kitchen which is well-fitted with contemporary units. On the first floor are two well proportioned bedrooms and a bathroom with a stylish three piece suite. There is a small front garden space with flower beds. The property also has the advantage of an enclosed rear patio garden and there is a single garage with parking in front.

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 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 UK.

Certainly providing an attractive opportunity and with much to commend it, the property comprises in further detail:

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

GROUND FLOOR

ENTRANCE PORCH

Composite front entrance door. Sealed unit UPVC double glazed window.

KITCHEN

10'11" x 7'2" with sealed unit UPVC double glazed window and matching stable door. Fitted wall and base units with cream coloured fronts and contrasting marble effect worktops and tiled surrounds. Plumbing for a washing machine. Recess for oven. Recess for fridge/freezer. Central heating radiator. Concealed wall mounted British gas central heating boiler. Stainless steel one and a half bowl and drainer sink with chrome hot and cold mixer tap. Useful understair storage cupboard.

SITTING ROOM

14'4" x 10'11" with sealed unit UPVC double glazed window. Wall lights. Central heating radiator. Feature marble fireplace with wood surround and an electric fire.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

11' x 11' with sealed unit UPVC double glazed window. Central heating radiator.

BEDROOM

11' x 7'4" with sealed unit UPVC double glazed window. Central heating radiator. Storage cupboard over the stairs with the hot water tank.

SHOWER ROOM

Partial wall tiling. Low suite w/c. Vanity wash basin with storage under. Corner shower cubicle with an electric shower. Extractor fan. Chrome heated towel rail.

OUTSIDE

To the front there is a small garden frontage with flowerbeds. To the rear there is a private and enclosed garden with stone paving and well-established flowerbeds and a further tiered patio. There is also a separate:

SINGLE GARAGE

With an up and over door and parking in front.

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.

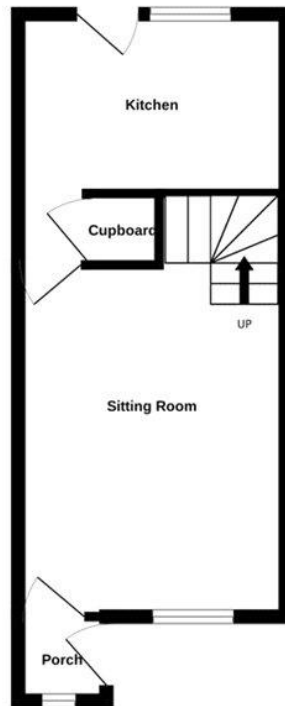
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

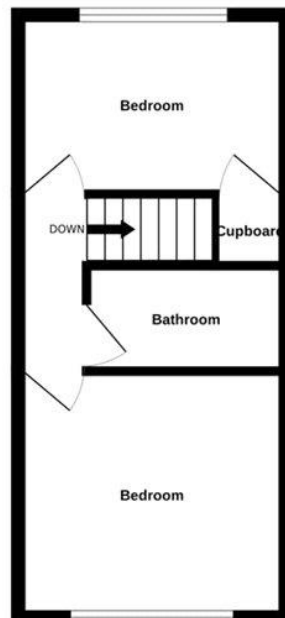
These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



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