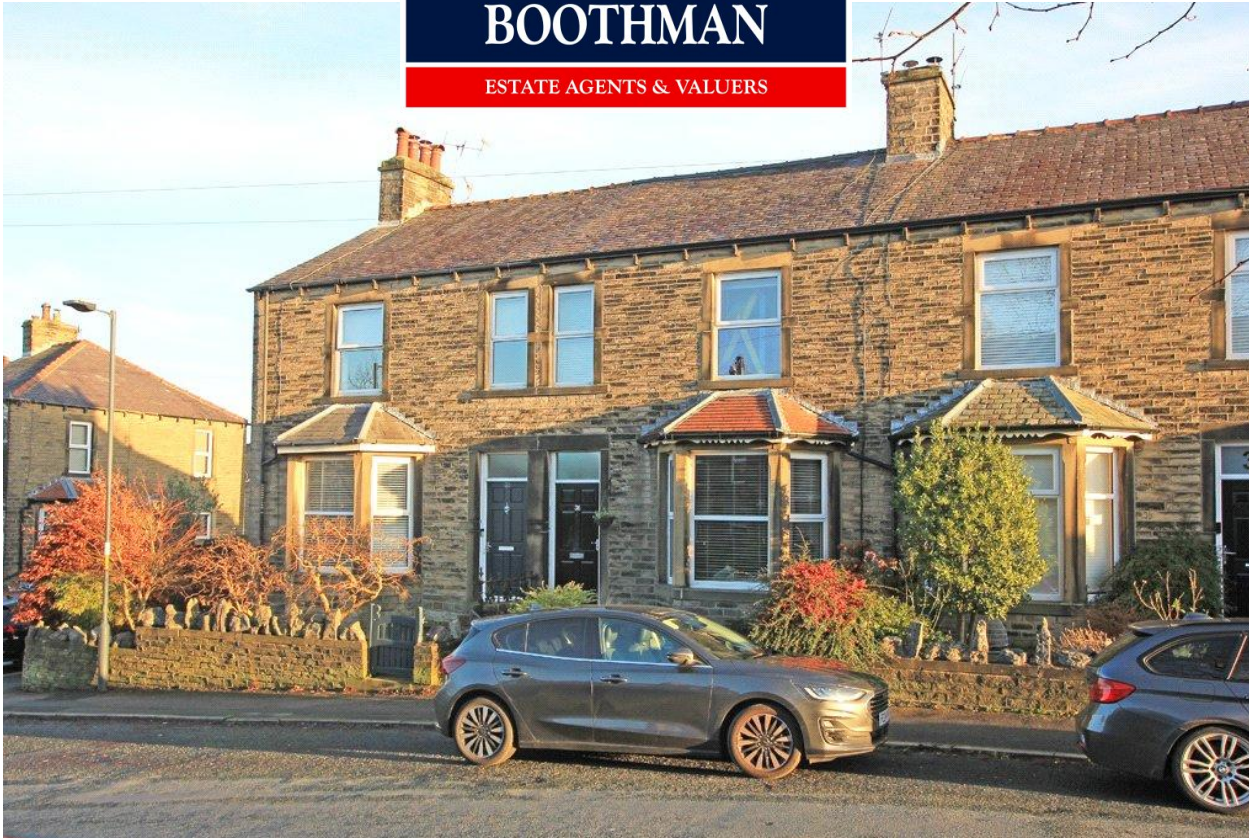


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



36 Brougham Street, Skipton BD23 2HB
Asking Price: £295,000



+ 4



+ 0



- Excellent Location
- Recently installed Attic Conversion
- High quality Fittings and Fixtures
- Spacious four piece Bathroom
- Two Outbuildings

This outstanding four bedroomed Victorian bay fronted stone terraced house has been significantly upgraded in recent years with an impressive loft conversion, whilst also providing spacious, superbly appointed and beautifully presented living accommodation of particular merit including UPVC sealed unit double glazing throughout, mains gas central heating, stripped pine internal doors, quality contemporary fittings and fixtures.



Proudly standing in a highly sought after residential area only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby. There is a popular primary school close by and well respected secondary schools within the town. This fantastic family-sized property is very strongly recommended indeed for internal inspection, comprising briefly:

An entrance vestibule with period mosaic flooring, an entrance hall, a living room enjoying views down Brougham Street, a dining room with a built-in cast iron wood burning stove and a well equipped fitted kitchen incorporating a quality range of hand painted units with granite effect worktops and built-in appliances whilst on the first floor are three bedrooms (all enjoying pleasant views) and a spacious bathroom with a modern four piece white suite including both a bath and a separate shower cubicle. On the second floor the recent loft conversion now provides an excellent attic bedroom four suitable for a variety of purposes. There is a small front garden and an enclosed stone flagged rear yard which provides a very pleasant sitting out area. The property also includes two adjoining stone out-buildings.

The incredibly 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 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 popular bars and restaurants. There are excellent public transport links, including a railway

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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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

This very appealing and attractively improved residence certainly has much to commend it. Described in further detail below:

GROUND FLOOR

ENTRANCE VESTIBULE

With a substantial traditional front entrance door. Period mosaic flooring including a mat well. Traditional inner door including leaded glass and a matching top light.

ENTRANCE HALL

With a double central heating radiator, engineered oak flooring, a cloaks rail and a staircase to the first floor.

LIVING ROOM

15'4" (into bay window) x 12'3" With a stone mullioned UPVC sealed unit double glazed splay bay window providing views down Brougham Street. Double central heating radiator. Contemporary painted surround to a fireplace with a polished black granite interior, a matching hearth and a living flame electric pebble fire. Original picture rails and ceiling cornices. Fitted carpets.

DINING ROOM

13'4" x 13' UPVC sealed unit double glazing and a double central heating radiator. Engineered oak flooring. Built-in Rofer and Rodi cast iron wood burning stove. Built-in individually crafted base cupboards to both side alcoves also providing display shelving. Picture rails.

WELL EQUIPPED FITTED KITCHEN

9'10" x 8'10" Appointed with a quality range of painted base and wall units in contemporary light grey whilst providing contrasting granite effect worktop surfaces having complementary 'Metro' tiled surrounds. Stainless steel sink and drainer. Built-in stainless steel finish Whirlpool oven with a matching four ring Stoves gas hob having a Cooke and Lewis extractor hood above in a glass and stainless steel finish chimney style canopy. Integrated freezer. Plumbing for an automatic washing machine or a dishwasher. UPVC sealed unit double glazing. Double central heating radiator. Concealed Ideal gas central heating boiler. Recessed low voltage ceiling spotlights and lighting beneath the wall units. Laminate slate style flooring. Deep built-in store place under stairs. A UPVC and sealed unit double glazed external door gives access to the enclosed stone flagged rear yard.

FIRST FLOOR

LANDING

With a spindled balustrade and a deep built-in store place. Additional staircase up to the second floor.

BEDROOM ONE

12'3" x 11' UPVC sealed unit double glazing providing long distance views towards the moors. Double central heating radiator. Picture rails. Fitted carpets.

BEDROOM TWO

12'10" x 9'5" UPVC sealed unit double glazing providing fine long distance views down Brougham Street towards Otley Road and Park Hill. Double central heating radiator. Picture rails. Fitted carpets.

BEDROOM THREE

9'9" x 7'2" UPVC sealed unit double glazing providing fine views as described above. Double central heating radiator. Picture rails. Fitted carpets.

SPACIOUS BATHROOM

With a modern four piece white suite comprising a panelled bath, a pedestal wash basin, a low suite WC and a separate shower cubicle having a thermostatic overhead shower. Predominantly neutral wall tiling. UPVC sealed unit double glazed window incorporating privacy glass. Ladder central heating radiator in chrome finish and there is also an additional central heating radiator. Shower light fan. Fitted ceiling spotlights.

SECOND FLOOR

ATTIC BEDROOM FOUR

15'5 x 13'3 A superb room offering a great level of versatility. With three velux windows providing plenty of natural light. Feature exposed wooden beams and chimney brickwork. LED lighting. Central heating radiator. Brushed chrome powerpoints. High quality fitted carpets.

OUTSIDE

There is a small enclosed front garden including a rockery/flowerbed, bushes and a stone boundary wall.

The enclosed stone flagged rear yard provides a very pleasant sitting out area - including stone boundary walls with additional fencing to enhance privacy.

TWO ADJOINING OUT-BUILDINGS

Including electric lights, electricity sockets and plumbing for an automatic washing machine.

COUNCIL TAX BAND

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

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.

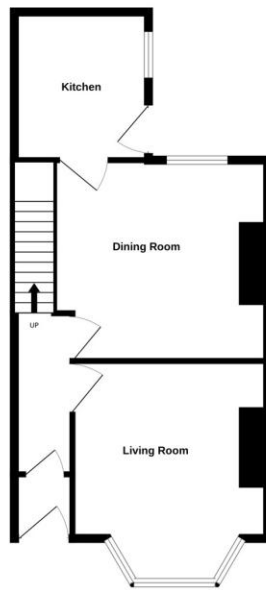
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

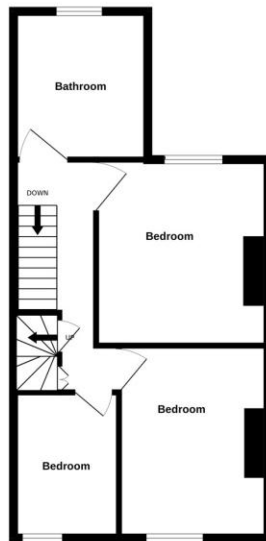




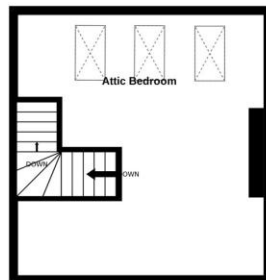
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy performance certificate (EPC)

36 Devonshire Street
SKIPTON
BD23 2ET

Energy rating

E

Valid until: **16 December 2035**

Certificate
number: **9923-1205-1305-5631-0400**

Property type: Mid-terrace house

Total floor area: 89 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 E. 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		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

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