

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



30 Broughton Grove, Skipton BD23 1TL  
Asking Price: £165,000



+ 2



+ 1



- Fully renovated house
- Two good sized bedrooms
- Private parking space
- Large enclosed rear garden
- Well-appointed throughout

A superb opportunity to acquire this fully renovated and beautifully presented two double bedroomed home offering spacious living accommodation which is pleasantly situated on the level in a very popular residential area just off Broughton Road only circa three quarters of a mile away from Skipton town centre amenities whilst the Leeds/Liverpool canal, Aireville Park and the railway station are also nearby.



Including gas central heating and UPVC sealed unit double glazing, this very appealing property is strongly recommended for inspection, comprising briefly:

An entrance hall, a living room and a newly fitted breakfast kitchen with modern fitted wall and base units including built-in appliances whilst on the first floor are two bedrooms and a beautifully appointed contemporary bathroom with a white three piece suite including a shower to the bath. To the front of the house the vendors have created a private parking space for one vehicle. To the rear there is a good sized enclosed garden with a lawn, a seating area and a 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' three 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 only a short drive 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.

Certainly representing an exciting opportunity to purchase this fully renovated terrace, the property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

Central heating radiator. Composite front entrance door. Staircase to the first floor.

### LIVING ROOM

12'10" x 11'5" with a sealed unit UPVC double glazed window. Central heating radiator. Useful understair storage cupboard.

### FITTED BREAKFAST KITCHEN

14'8" x 7'7" with sealed unit UPVC double glazed windows and a matching stable door. Floor tiling. Recessed low voltage ceiling spotlights. Modern fitted wall and base units with a contrasting laminate worktop. Slimline dishwasher. Recess for American fridge freezer. Plumbing for washing machine and recess for a condensing dryer. Electra fan assisted oven with a matching stainless steel four ring gas hob and stainless steel extractor canopy over. Concealed wall mounted Ideal gas fired combination boiler. Stainless steel bowl and drainer sink with a chrome mixer tap.

## FIRST FLOOR

### LANDING

Sun tunnel.

### BEDROOM ONE

14'8" (max) x 11'4" with sealed unit UPVC double glazed window. Central heating radiator.

### BEDROOM TWO

9'5" x 8'7" with sealed unit UPVC double glazed window. Central heating radiator.

### BATHROOM

Full floor and partial wall tiling. Chrome heated towel rail. Low suite w/c. Pedestal wash basin. Extractor fan. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. Panelled bath with chrome thermostatic shower with rainfall shower over.



#### OUTSIDE

To the front there is a private gravelled parking space for one vehicle. To the rear there is a good sized enclosed garden with a lawn, seating area and a storage shed.

#### COUNCIL TAX BAND

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

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

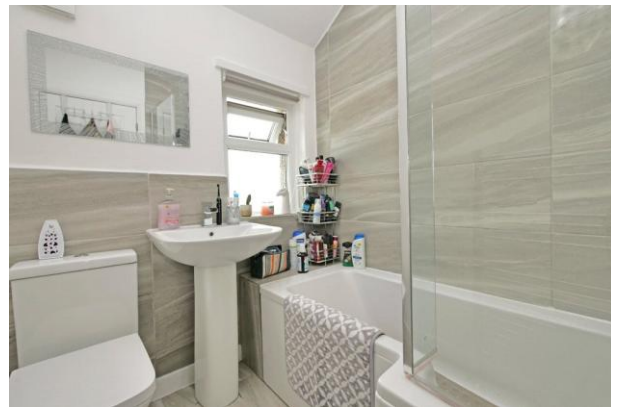
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions.

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.

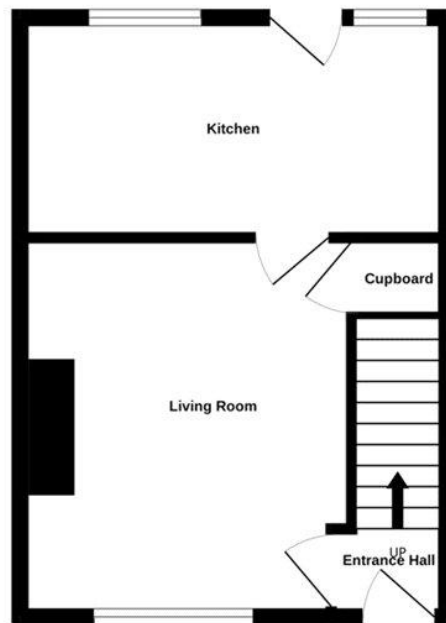
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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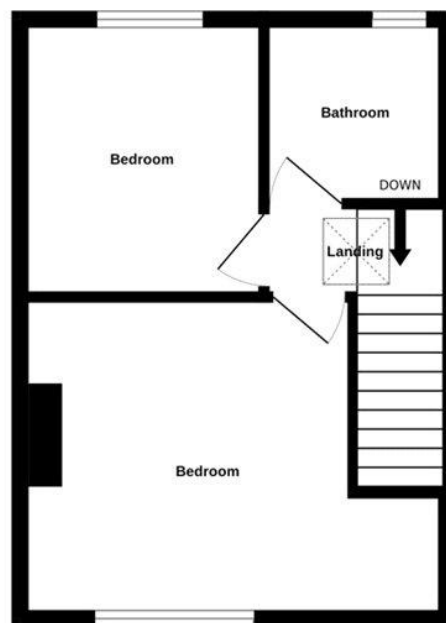
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



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