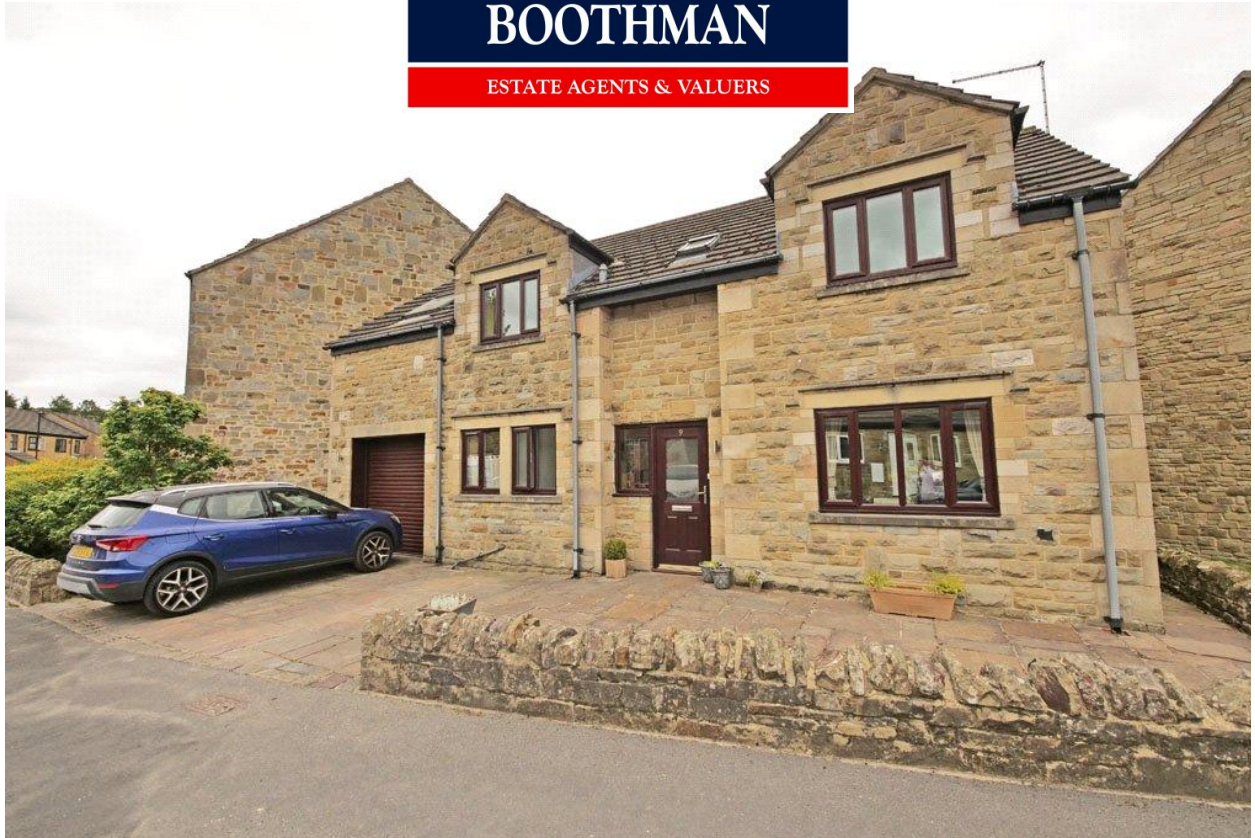


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Linton Court, Skipton BD23 2TH
Asking Price: £450,000



+ 5



+ 2



- Stone-built detached home
- Five good sized bedrooms
- High quality fixtures and fittings
- Desirable location within Skipton
- Ample parking and garaging

A rare opportunity to purchase a stone-built detached family home offering spacious and superbly improved five bedroomed ensuite accommodation set in this desirable location within Skipton, only a short walking distance from the town centre.



Presented in excellent condition throughout whilst benefiting from a stylish and contemporary interior design theme this very appealing modern home comprises very briefly:

An entrance hallway, a ground floor w/c, a large open plan living/dining room, a beautifully appointed kitchen fitted by 'Eastburn' with quartz worktops and quality oak fitted wall and base units and a utility room whilst to the first floor there is a large landing with an oak embedded glass balustrade and five good sized bedrooms, one of which has an ensuite wet-room and the superbly fitted house bathroom with a three piece contemporary suite.

Externally there is a double driveway which leads to the integral single garage. To the rear of the property there is a stone paved patio and lawn which backs onto the communal green.

The historic market town of Skipton is known as the 'Gateway to the Dales' and provides extensive shopping and recreational facilities together with excellent primary and secondary schooling.

Equipped with gas central heating together with sealed unit UPVC double glazing this attractively improved home comprises in further detail:



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GROUND FLOOR

ENTRANCE HALLWAY

Composite front entrance door. Sealed unit UPVC double glazed window. Central heating radiator. Useful understair storage cupboard with coat hooks and shelving. Open staircase to the first floor with an oak embedded glass balustrade.

W/C

Back to wall concealed cistern w/c. Matte black heated towel rail. Vanity wash basin with storage underneath and a mirror over. Sealed unit UPVC double glazed window.

SITTING ROOM

22'6" x 11' with sealed unit UPVC double glazed windows to three elevations. Central heating radiators. Wall lights. Open to:

DINING ROOM

9'9" x 8'10" with sealed unit UPVC double doors. Central heating radiator.

KITCHEN

16'4" x 8'2" with a beautifully appointed 'Eastburn' kitchen with quality oak fitted wall and base units with contrasting quartz worktops and matching upstands. Bosch five ring gas hob with a stainless steel extractor over. Integral Bosch dishwasher. Integral fridge/freezer. Bosch fan assisted oven with a matching plate warming draw underneath and a grill over. Sealed unit UPVC double glazed window and matching stable door. Inset one and a half bowl sink with a chrome mixer tap and drainer grooves into the worktop. Large pantry cupboard. Chrome heated towel radiator.

UTILITY ROOM

8'10" x 4'6" with a sealed unit UPVC double glazed window. Laminate worktops with fitted wall and base units. Stainless steel bowl and drainer sink with chrome hot and cold taps. Electric radiator. Plumbing for a washing machine and space for a dryer. Access into:

INTEGRAL SINGLE GARAGE

14'6" x 8'10" with a sealed unit UPVC rear entrance door. Wall mounted Worcester gas fired combination boiler. Roller garage door.

FIRST FLOOR

LANDING

Oak embedded glass balustrade. Recessed low voltage ceiling spotlights. Loft access. Storage cupboard.

MASTER BEDROOM

10'10" x 10'5" with fitted wardrobing. Central heating radiator. Sealed unit UPVC double glazed window.

ENSUITE WET ROOM

Low suite w/c. Vanity wash basin with storage underneath and a mirror over. Recessed low voltage ceiling spotlights. Velux window. Chrome heated towel rail. Tiled flooring. Walk in shower with chrome dual thermostatic shower and a rainfall shower over.

DOUBLE BEDROOM

11' x 9'9" with a central heating radiator. Fitted wardrobing. Sealed unit UPVC double glazed windows with views over the communal green.

DOUBLE BEDROOM

11'8" x 8'2" with fitted wardrobing. Central heating radiator. Sealed unit UPVC double glazed window.

DOUBLE BEDROOM

14'7" x 9'4" with a velux window and sealed unit UPVC double glazed window. Vaulted ceiling. Central heating radiator.

BEDROOM

8'6" x 6'9" with a velux window. Central heating radiator.

HOUSE BATHROOM

Panelled bath with a dual chrome thermostatic shower and rainfall shower over with mermaid boarding. Chrome heated towel rail. Velux window. Shaver point. Back to wall concealed cistern w/c with a vanity wash basin with storage underneath. Recessed low voltage ceiling spotlights.

OUTSIDE

To the front there is a large private driveway which leads to the:

INTEGRAL SINGLE GARAGE

(As previously described)

There is also a patch of lawn to the front. To the rear there is a stone patio with a lawn which backs onto the communal green.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold. There is an annual fee payable for the upkeep of the communal green which is £110 per annum.

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.

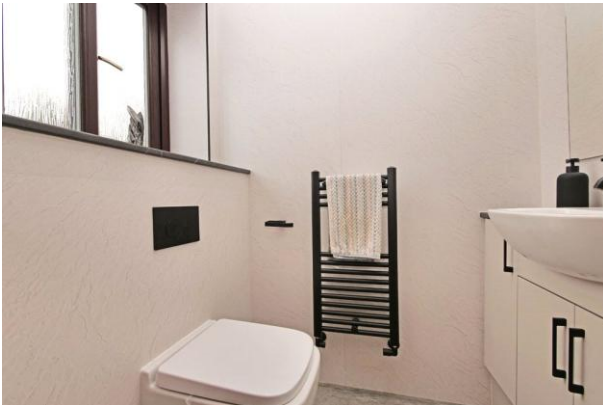
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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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.





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