

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



33 Belgrave Street, Skipton BD23 1QB
Asking Price: £325,000



+ 4

+ 1



This spacious individual four bedroomed Victorian bay fronted stone terraced house provides well equipped and attractively improved accommodation imaginatively planned on four floors whilst including gas central heating, UPVC sealed unit double glazing, character features, stripped pine internal doors, quality fittings and fixtures.



This outstanding property is pleasantly situated in a very popular residential area just off Gargrave Road with excellent primary and secondary schooling nearby. Aireville Park, the Leeds/Liverpool canal, the railway station and Skipton town centre amenities are also situated only a few minutes walking distance away.

Commanding superb long distance panoramic views at the rear from the attic fourth bedroom, ranging across and beyond central Skipton over the valley towards the moors and countryside, this very appealing home certainly provides an excellent opportunity.

Strongly recommended for inspection, the property offers very briefly - an entrance hall, a living room with a cast iron multi-fuel stove and a fitted dining kitchen with contemporary cream fronted units, built-in stripped pine alcove cupboards and a double Range oven together with a cellar head/utility. There is a lower ground floor basement room also including a walk-in store place and an external door to the enclosed flagged rear yard. On the first floor are three bedrooms and a bathroom with a white suite including a shower to the bath. The second floor provides a spacious attic fourth bedroom including a velux window offering superb long distance panoramic views at the rear. There is an enclosed stone flagged front garden and an enclosed flagged rear yard together with two out-buildings/store places.

Surrounded by beautiful open countryside, the historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shops, amenities, services and recreational facilities together with excellent primary and secondary schooling.

With much to commend it, the property comprises in further detail:

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ESTATE AGENTS & VALUERS

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GROUND FLOOR

ENTRANCE HALL

With a traditional UPVC and sealed unit double glazed front entrance door. Mosaic tiled flooring. Double central heating radiator. Dado rails. Ceiling cornices. Staircase to the first floor.

LIVING ROOM

14'3" (into bay) x 13'2" with a stone mullioned splay bay window and a double central heating radiator. Fireplace recess with a brick lintel and a cast iron multi-fuel stove on a slate tiled hearth. Ceiling cornices.

FITTED DINING KITCHEN

13'2" x 13' well equipped with a range of contemporary cream fronted units providing contrasting worktop surfaces having multi-coloured stone effect tiled surrounds. Slate flagged flooring. Stainless steel sink and drainer unit. Integrated Bosch dishwasher. Built-in Stoves double Range oven with a grill and seven ring gas hobs. Built-in floor to ceiling stripped pine fronted cupboards to both side alcoves. Victorian style central heating radiator. Recessed low voltage ceiling spotlights. Concealed lighting beneath the wall units and also in the recess above the Range oven. Picture rails. UPVC sealed unit double glazing and a matching external door to the enclosed rear yard.

CELLAR HEAD/UTILITY

With UPVC sealed unit double glazing, fitted shelves, a fitted worktop surface and plumbing for an automatic washing machine. Stone staircase down to the:

LOWER GROUND FLOOR

BASEMENT ROOM

14'2" x 12'5" (both maximum) with UPVC sealed unit double glazing including a matching external door to the enclosed flagged rear yard. Double central heating radiator. Tiled flooring. Recessed low voltage ceiling spotlights. Walk-in store place - with electric light, electricity sockets, fitted shelves and stone shelves.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing providing fine long distance views at the rear towards the moors beyond Skipton. Spindled balustrade. Built-in store/cloaks cupboard.

BEDROOM ONE

11'7" x 10'4" with UPVC sealed unit double glazing, a double central heating radiator and a cast iron period fireplace. Deep built-in wardrobe. Recessed low voltage ceiling spotlights.

BEDROOM TWO

11'6" x 7' with UPVC sealed unit double glazing, a central heating radiator and recessed low voltage ceiling spotlights.

BEDROOM THREE

11'10" x 5'6" with UPVC sealed unit double glazing providing fine long distance views at the rear towards the moors beyond Skipton. Central heating radiator. Recessed low voltage ceiling spotlights.

BATHROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a panelled bath having a screen together with a thermostatic shower. Partial wall tiling. Slate tiled flooring. Ladder central heating radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

SECOND FLOOR

ATTIC FOURTH BEDROOM

16'6" x 16'4" (including the stairwell) with a velux window providing superb long distance panoramic views at the rear ranging across and beyond central Skipton over the valley towards the moors and countryside. Two central heating radiators. Exposed beams. Central stairwell with spindled balustrades. Access to extensive roof void storage.

OUTSIDE

There is an enclosed stone flagged front garden including stone boundary walls.

Enclosed flagged rear yard including a fitted shelf/plinth and stone boundary walls incorporating trellised fencing to enhance privacy.

TWO OUT-BUILDINGS/STORE PLACES

Both including an electricity supply.

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.

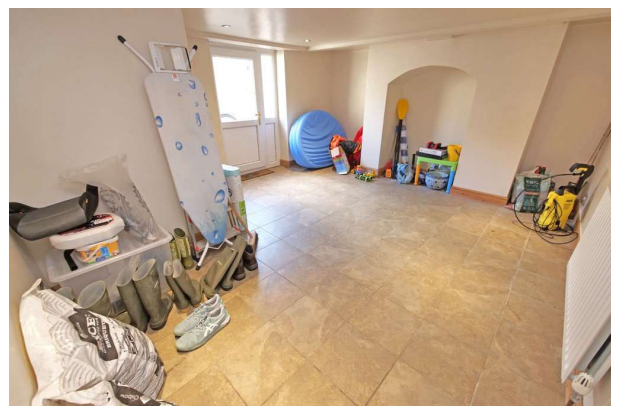
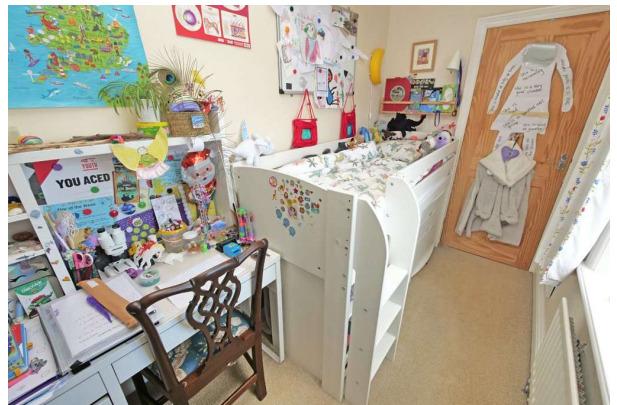
Tel: Skipton 799993

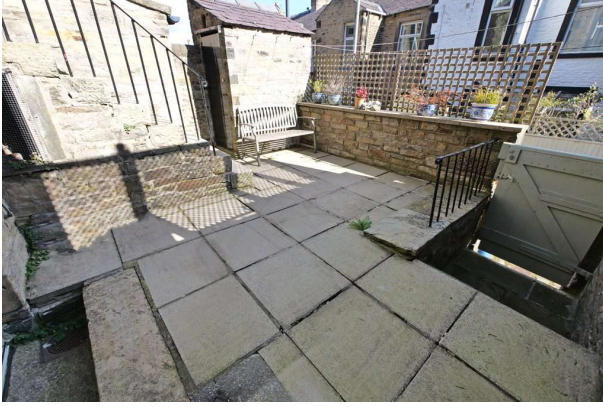
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable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

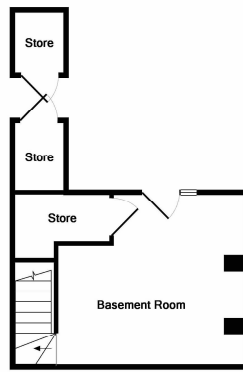
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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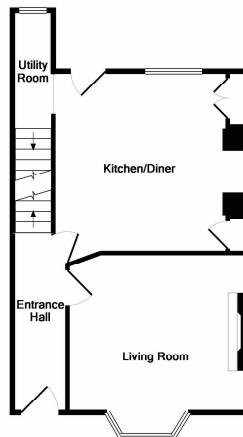
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



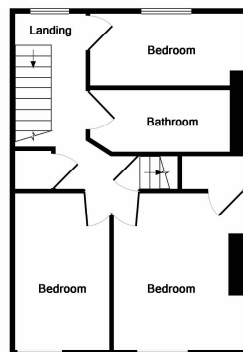




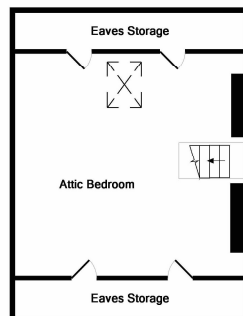
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metroplan v2019

Energy performance certificate (EPC)

33, Belgrave Street SKIPTON BD23 1QB	Energy rating E	Valid until: 2 July 2029
		Certificate number: 8103-3476-1529-0007-6313

Property type	Mid-terrace house
Total floor area	132 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

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