

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



21 Long Meadow, Skipton BD23 1BH
Asking Price: £285,000



+ 3



+ 1



- No Forward Chain
- Enclosed Rear Garden
- Three Bedroom Semi Detached
- Private Driveway
- Tandem Garage

Including the great advantage of a generous tandem garage/workshop together with private driveway parking and attractive gardens to both the front and the rear, this traditional three bedroom 1970's dormer semi enjoys a pleasant position within the well-respected 'Spring Gardens' area of Skipton enjoying views toward the moors from the first floor elevation.



The property offers a versatile layout including a two double bedrooms and bathroom to the first floor together with a ground floor bedroom that could be used in a variety of configurations. The property offers great potential for further modernisation and/or extension subject to necessary approval and is equipped with gas central heating together with UPVC sealed unit double glazing.

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 towns 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.

Maintained in good condition throughout and offered with vacant possession and no onward chain, the accommodation comprises in further detail:

GROUND FLOOR

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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

ENTRANCE PORCH

With UPVC front entrance door. Internal door through to:

LIVING ROOM

18'03" x 11'08" With UPVC sealed unit double glazing. Central heating radiator. Gas fire set on stone hearth.

FITTED KITCHEN

12'05" x 8' Well appointed with a range of wood fronted wall and base units including granite effect worktop surface and matching upstands. Stainless steel sink and drainer unit. Electric cooker point. Dual aspect UPVC sealed unit double glazing.

DINING ROOM

9'08" x 7'11" With UPVC sealed unit double glazing. UPVC sealed unit double glazed rear door leading to enclosed level rear garden. Central heating radiator.

SIDE ENTRANCE HALL

With composite entrance door. Plumbing for an automatic washing machine. Stairs leading to first floor landing. Wall mounted gas boiler. Built in cloaks cupboard.

DOWNSTAIRS W/C

Well-appointed two-piece white suite comprising low suite w/c and hand wash basin. UPVC sealed unit double glazing.

DOWNSTAIRS BEDROOM

12'01" x 7'01" With UPVC sealed unit double glazing overlooking the rear garden. Range of built in wardrobes. Central heating radiator.

FIRST FLOOR

LANDING

with large built in storage cupboard. Central heating radiator.

BEDROOM TWO

14'04" x 7'08" With UPVC sealed unit double glazing. Range of built in wardrobes. Central heating radiator.

BEDROOM THREE

16'09" x 6'01" With UPVC sealed unit double glazing. Central heating radiator. Built in wardrobe.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and fitted bath including electric shower over. UPVC sealed unit double glazing. Central heating radiator. Built in airing cupboard with central heating radiator.

OUTSIDE

To the front there is a garden area incorporating mature shrubs whilst to the side the property benefits from a generous private tarmac driveway leading to the:

TANDEM GARAGE

33'05" x 8'11" With Up/Over door. Light and power. UPVC sealed unit double glazed pedestrian door leading to rear garden. UPVC sealed unit double glazing.

To the rear the property benefits from an attractive enclosed low maintained garden, including a stone flagged patio and well stocked flower beds.

COUNCIL TAX BAND

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

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.

Ref: AJT141025

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





Energy performance certificate (EPC)

21 Long Meadow SKIPTON BD23 1BH	Energy rating C	Valid until: 14 October 2035
		Certificate number: 2035-8620-6509-0575-5292

Property type	Semi-detached house
Total floor area	99 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 C. 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	70 C	78 C
55-68	D		
39-54	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.