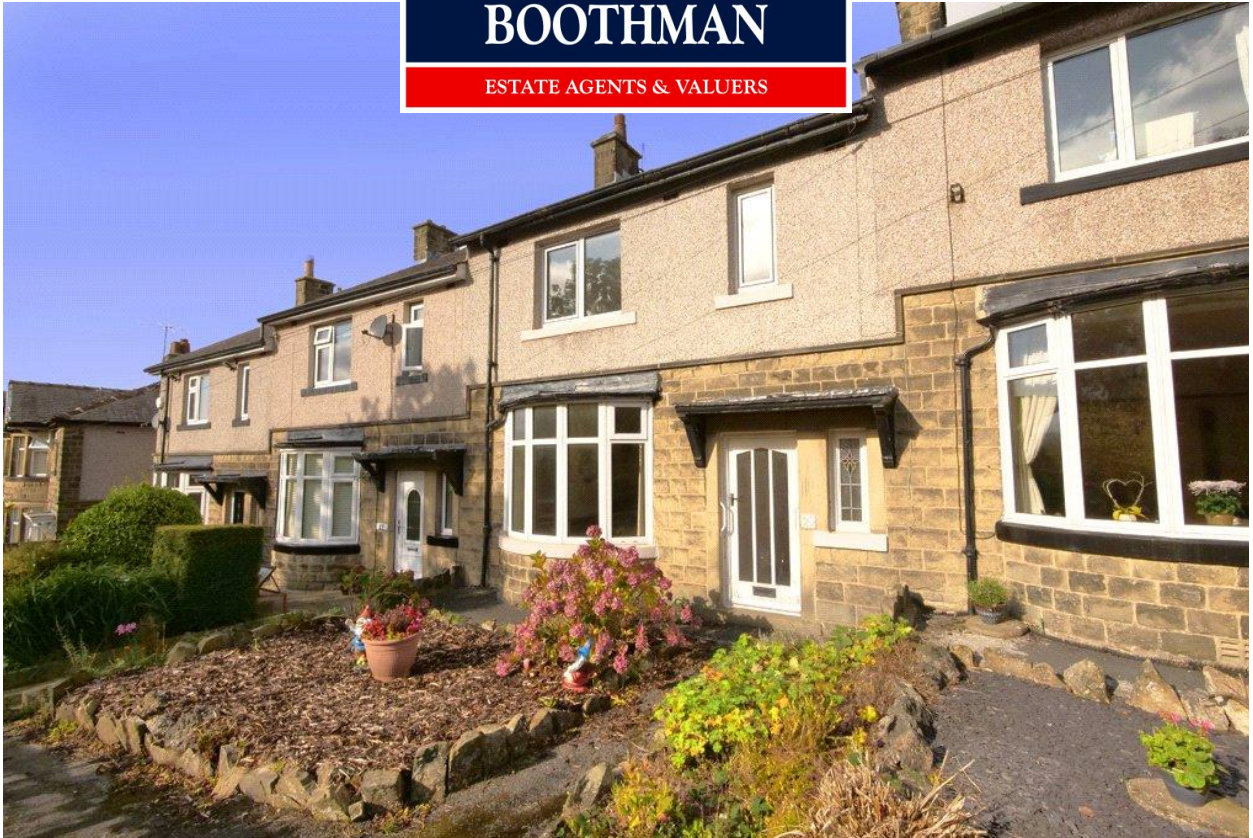


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



29 Moorland Terrace, Skipton BD23 2JT
Asking Price: £199,500



+ 0



+ 0



- Traditional 3 bedroom inner terraced house
- Significant potential for modernisation
- Very popular location
- Minutes walking distance from town centre amenities

With significant potential for modernisation and improvement, this traditional partly stone fronted three bedroomed inner terraced house is very pleasantly situated in a popular residential area, set back from the lower part of Shortbank Road whilst only a few minutes walking distance away from Skipton town centre amenities.



Certainly providing an exciting opportunity, this very appealing property includes UPVC sealed unit double glazing and comprises briefly:

An entrance hall, a living room, a dining room with a pantry and open through to a kitchen with a small rear entrance porch. On the first floor are three bedrooms, a bathroom with a Pampas suite and a separate matching WC. The bedrooms all enjoy fine long distance views. There is an easily manageable front garden. The rear garden includes flower beds, a pathway with a sitting out area, a driveway, a small asbestos garage and an adjoining out-building/store place.

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 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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Offering a rare opportunity, the property comprises in further detail:

GROUND FLOOR

COVERED ENTRANCE

ENTRANCE HALL

With a predominantly glazed front entrance door. Side window with stained and leaded glass. Staircase to the first floor with a spindled balustrade. Deep built-in store place under stairs - with an electric light, fitted shelves and cloaks rails.

LIVING ROOM

15'2" (into bay) x 13' With a semi-circular UPVC sealed unit double glazed bow window. Long distance views at the front towards the moors. Former fireplace recess with a display shelf above. Built-in base cupboards and display shelves to both side alcoves. Picture rails.

DINING ROOM

13' x 9'10" With UPVC sealed unit double glazing. Tiled fireplace with a Cornish Slate mantel shelf, a matching hearth and a fitted gas fire. Built-in alcove cupboards. Picture rails. PANTRY - with a stone shelf, wall shelves and a window. The dining room is open through to the:

KITCHEN

6'4" x 6'2" With fitted units providing cupboards, drawers and worktop surfaces having tiled surrounds. Stainless steel sink and drainer. Electric cooker point. Plumbing for an automatic washing machine. Sealed unit double glazing. Fluorescent strip light. Partly glazed door through to the:

SMALL REAR ENTRANCE PORCH

With windows and twin matching partly glazed external doors.

FIRST FLOOR

LANDING

With a spindled balustrade.

BEDROOM ONE

12' x 10' With UPVC sealed unit double glazing providing long distance views at the front towards the moors. Fitted wardrobes with matching full width high level cupboards and a matching built-in dressing table including drawers, a glass worktop and a dressing mirror. Wall light point.

BEDROOM TWO

11'2" x 8'9" With UPVC sealed unit double glazing providing long distance views at the rear beyond central Skipton. Built-in wardrobes with cupboards above.

BEDROOM THREE

8'10" x 7'10" With UPVC sealed unit double glazing providing long distance views at the front towards the moors. Fitted floor to ceiling shelved cupboards.

BATHROOM

With a two piece Pampas suite comprising a panelled bath and a pedestal wash basin. Half height wall tiling. UPVC sealed unit double glazing. Shaver point. Electric heated towel rail. Fitted mirror fronted medicine cabinet. Light/shaver point.

SEPARATE WC

With a Pampas low suite WC and UPVC sealed unit double glazing.

OUTSIDE

There is an easily manageable front garden.

The rear garden includes flower beds with bushes, a tarmac pathway and there is a tarmac sitting out area immediately behind the house.

SMALL ASBESTOS GARAGE

DRIVEWAY

ADJOINING OUT-BUILDING/STORE PLACE

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.

Ref: RAH300925

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.