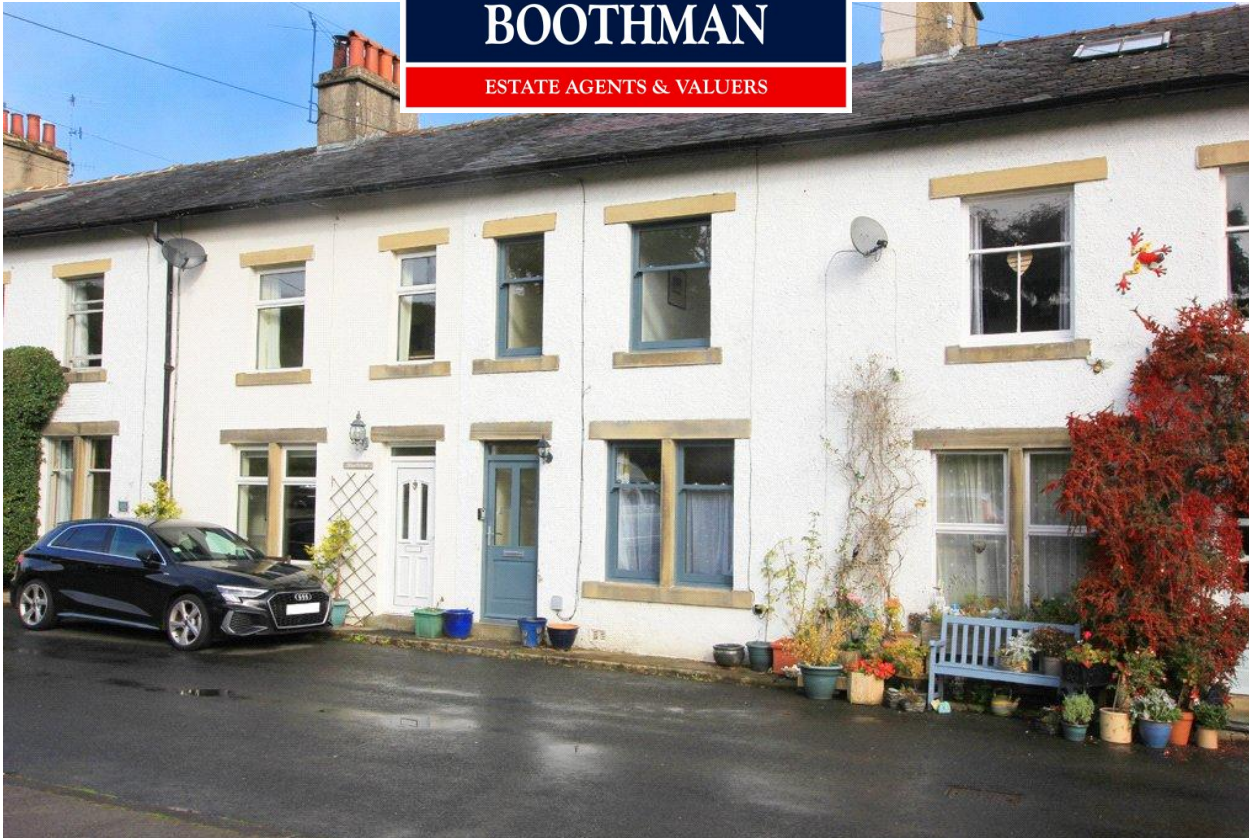


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



26 Linton Falls, Linton, North Yorkshire  
BD23 6BQ  
Asking Price: £399,000



+ 4



+ 1



• NO FORWARD CHAIN

Superbly situated on the level close to a very picturesque stretch of the River Wharfe with the ancient 12th Century Church at Linton Falls nearby, this well equipped and attractively improved spacious terraced cottage includes mains gas central heating and recently installed hardwood sealed unit double glazing throughout.



Linton Falls is surrounded by truly beautiful open countryside adjacent to the River Wharfe in the highly admired Yorkshire Dales National Park, whilst being within comfortable walking distance from the nearby bustling villages of Grassington and Threshfield.

Strongly recommended for internal inspection, this very appealing property is planned over three floors, offering briefly: An entrance hall. A charming living room. Fitted dining kitchen well equipped with soft white units together with a rear entrance hall / utility room. On the first floor are three well planned bedrooms. A house bathroom including a three piece white suite with a shower above the bath. On the second floor is a spacious attic fourth bedroom with large velux window. There is on-street parking for a small vehicle immediately in front of the house. The property overlooks a field at the front beyond the Yorkshire Dales National Park local car park.

The incredibly popular nearby village of Grassington is served by a comprehensive variety of local amenities and services including a doctors surgery, a chemist, an extensive range of shops, public houses and highly admired restaurants. The village is surrounded by the Yorkshire Dales countryside which is renowned for its stunning scenery providing an excellent landscape for walking, fishing, cycling, fell running, horse riding, and a range of other outdoor pursuits. Reputable primary and secondary schools are available in the neighbouring village of Threshfield.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the south, providing more extensive shopping and recreational facilities together with Ermysteds Grammar School and Skipton Girls High School. Skipton includes a railway station providing regular daily services to Leeds and Bradford together with a direct service to London's Kings Cross.



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The property offered with no onward chain, is described in more detail below:

## GROUND FLOOR

### ENTRANCE HALL

With a substantial double glazed front entrance door having a matching top light. Pine door leading to inner hallway with staircase off up to the first floor.

### LIVING ROOM

12'1" x 10'8" With stone mullioned hardwood sealed unit double glazed sash windows. Pleasant aspects at the front. Ceiling coving. Central heating radiator. Period style open fireplace with a cast iron inner frame. Tiled insets. Laminated flooring.

### DINING KITCHEN

13'1" x 9'9" Equipped with a range of base and wall cupboard units in a soft white finish providing contrasting laminated worktop surfaces. Neutral tiled surrounds. Stainless steel sink with drainer. Built-in Candy oven. Four ring gas hob having a stainless steel extractor hood above. Plumbing for a dishwasher. Wall mounted Worcester Bosch gas central heating boiler. Central heating radiator. Ceiling coving. Hardwood sealed unit double glazing and also an original single glazed sash window. Open recess beneath the stairs. Picture rails. Built-in stripped pine cupboards.

### REAR ENTRANCE HALL / UTILITY ROOM

7'2" x 5'1" Fitted cupboards and worktop surface. Plumbing for an automatic washing machine and dryer. Double glazed hardwood stable style external door to the rear elevation.

## FIRST FLOOR

### LANDING

With a spindled balustrade and a staircase also to the second floor. Large central heating radiator. Store cupboard.

### BEDROOM ONE

13' x 9' Double glazed hardwood window overlooking the rear elevation. Central heating radiator. Cast iron period fireplace. Build-in wardrobes. Wood grain effect laminated flooring.

### BEDROOM TWO

12'3" x 8'2" Double glazed hardwood window overlooking the front elevation. Central heating radiator. Cast iron period fireplace.

### BEDROOM THREE

8'8" X 6' " Double glazed hardwood window overlooking the front elevation. Central heating radiator. Woodgrain effect laminated flooring.

#### BATHROOM

With a three piece white suite comprising a panelled bath having a chrome thermostatic shower over together with a pedestal hand wash basin and a low suite WC. Hardwood sealed unit double glazed window incorporating privacy glass. Extractor fan. Chrome ladder radiator. Vinyl flooring.

#### SECOND FLOOR

##### ATTIC FOURTH BEDROOM

13'6" x 13'3" (reducing headspace) Spindled balustrade. Velux window. Two central heating radiators. Access to roof void storage.

#### OUTSIDE

There is space to park a small vehicle immediately in front of the house.

There is an option to pay an annual sum to Yorkshire Dales National Park for the right to park a vehicle in the car parking area to the front of the cottage. (This payment also entitles free parking in the Yorkshire Dales National Park car parks in Grassington and Kettlewell).

SERVICES All mains services are installed.

#### 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

Ref: MGLEDHILL101025

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

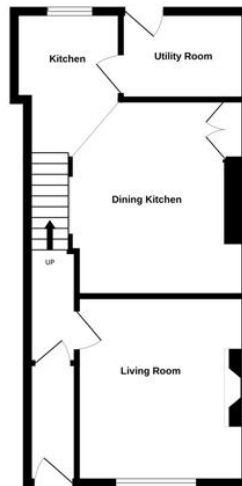
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



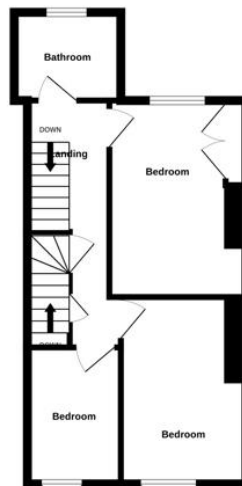




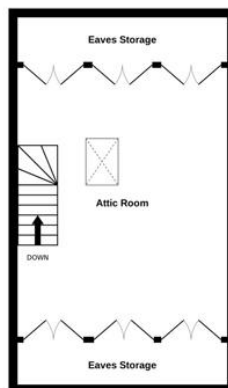
GROUND FLOOR



1ST FLOOR



2ND FLOOR





## Energy performance certificate (EPC)

26 Linton Falls  
Linton  
SKIPTON  
BD23 6BQ

Energy rating

**D**

Valid until: **3 October 2035**

Certificate number: **0871-3955-2200-5605-3200**

Property type	Mid-terrace house
Total floor area	102 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 <b>C</b>
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.