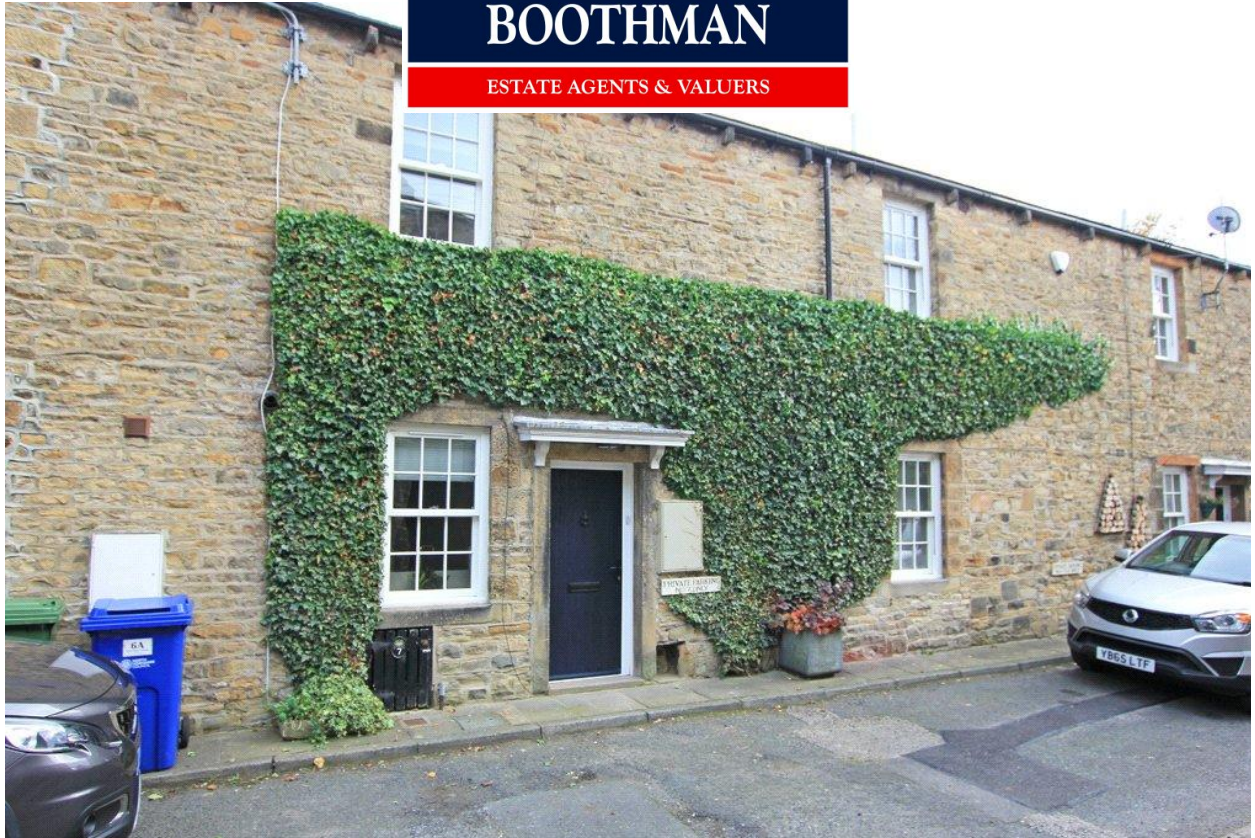


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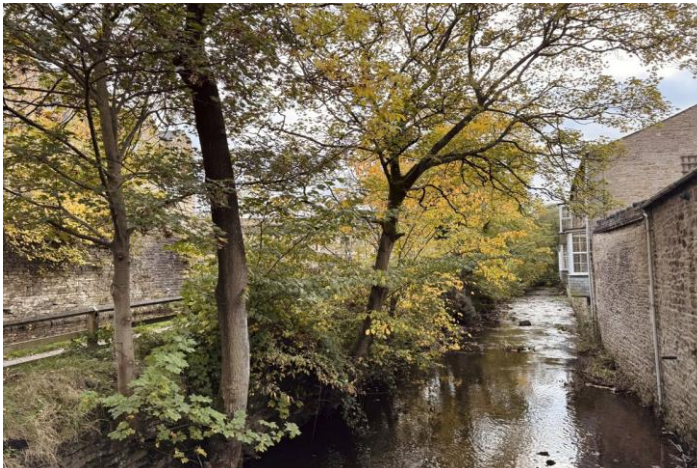
## 7 Back O The Beck, Skipton BD23 1PH Asking Price: £225,000



+ 1



+ 1



- Chain Free / Vacant!
- Newly refurbished cottage
- Quality kitchen with built-in appliances
- Excellent central location
- Easy walk to Skipton's amenities

Recently the subject of considerable expenditure on comprehensive refurbishment and floorplan reconfiguration, now completed, this truly outstanding individual stone cottage provides superbly appointed one double bedroomed en-suite accommodation of exceptional merit, whilst enjoying a wonderfully picturesque location. Backing onto the Eller Beck and the Springs Canal with delightful views at the rear whilst situated just off Water Street in Skipton town centre with all amenities and the High Street virtually within a 'stone's throw'.



Including mains gas central heating, UPVC sealed unit double glazing together with quality contemporary fittings and fixtures, a luxurious shower room en-suite and a stylish range of new kitchen units incorporating built-in appliances, this superbly located and easily manageable characterful stone cottage certainly provides an exciting opportunity indeed.

Very strongly recommended for internal inspection, this fantastic house offers briefly: An open plan living area and kitchen superbly appointed with stylish contemporary units built-in appliances. A utility / cloaks cupboard. Whilst on the first floor there is a spacious bedroom and a luxurious shower room.

The incredibly popular market town of Skipton fondly known as "The Gateway to the Dales", 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 castle and church together with a bustling high street featuring an outdoor market on the cobbled 'setts' three 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 popular bars and restaurants. There are excellent public transport links, including a railway station (less than 10 minutes walk from the house) providing regular daily services to Leeds, Bradford, and the Yorkshire Dales. The town enjoys an annual programme of community events and festivals attracting an ever increasing degree of tourism. In addition, the Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

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Equipped in accordance with a superior specification and surely serving as an exciting prospect for discerning investors, first time buyers, or simply those searching for an easy to maintain cottage in such a convenient central location, this charming home comprises in further detail:

## GROUND FLOOR

### OPEN PLAN FITTED KITCHEN AND LIVING AREA

17'3 X 13'8 With substantial composite front entrance door. Enjoying a dual aspect having two UPVC sealed unit double glazed sash windows. Brand new fitted carpets. Open staircase leading up to the first floor. Central heating radiator. Ceiling spotlights.

The recently installed contemporary kitchen is appointed with high quality fitted base and wall cupboard, and drawer units in a grey finish. Contrasting laminated worktop surfaces having matching upstands. Stainless steel sink together with matching drainer. Built-in Lamona oven. Four ring ceramic hob with toughened safety glass splashback and stainless steel extractor canopy above. Integrated dishwasher. Integrated fridge with small freezer compartment. Large Utility / Cloaks cupboard housing the Baxi gas combination boiler, installed approximately just three years ago. Plumbing for an automatic washing machine.

## FIRST FLOOR

### SMALL LANDING

### SPACIOUS BEDROOM

14'3 x 9'8 Two UPVC sealed unit double glazed sash windows. Delightful views over the Eller Beck and the Springs canal. Central heating radiator. Brand new fitted carpets. Plenty of floorspace for free standing wardrobes and dressing table / home office. Access to the:

### STYLISH SHOWER ROOM

With a newly installed quality contemporary three piece white suite comprising a walk-in shower enclosure fitted with chrome thermostatic shower together with a low suite WC and a hand wash basin incorporating a vanity drawer unit beneath. Wall mounted LED mirror. Contrasting low maintenance wall panelling. Ladder central heating radiator in chrome finish. Fitted ceiling spotlights. Extractor fan. Woodgrain effect laminated flooring.

## OUTSIDE

There is on street parking available immediately in front of the cottage.

## COUNCIL TAX BAND

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

#### 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: MGLEDHILL171025

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)

|                                             |                           |                                                     |
|---------------------------------------------|---------------------------|-----------------------------------------------------|
| 7- 8 Back O The Beck<br>SKIPTON<br>BD23 1PH | Energy rating<br><b>E</b> | Valid until: <b>9 August 2030</b>                   |
|                                             |                           | Certificate number: <b>0579-2813-7584-2400-3211</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 164 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 B.

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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 82 <b>B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | 51 <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.