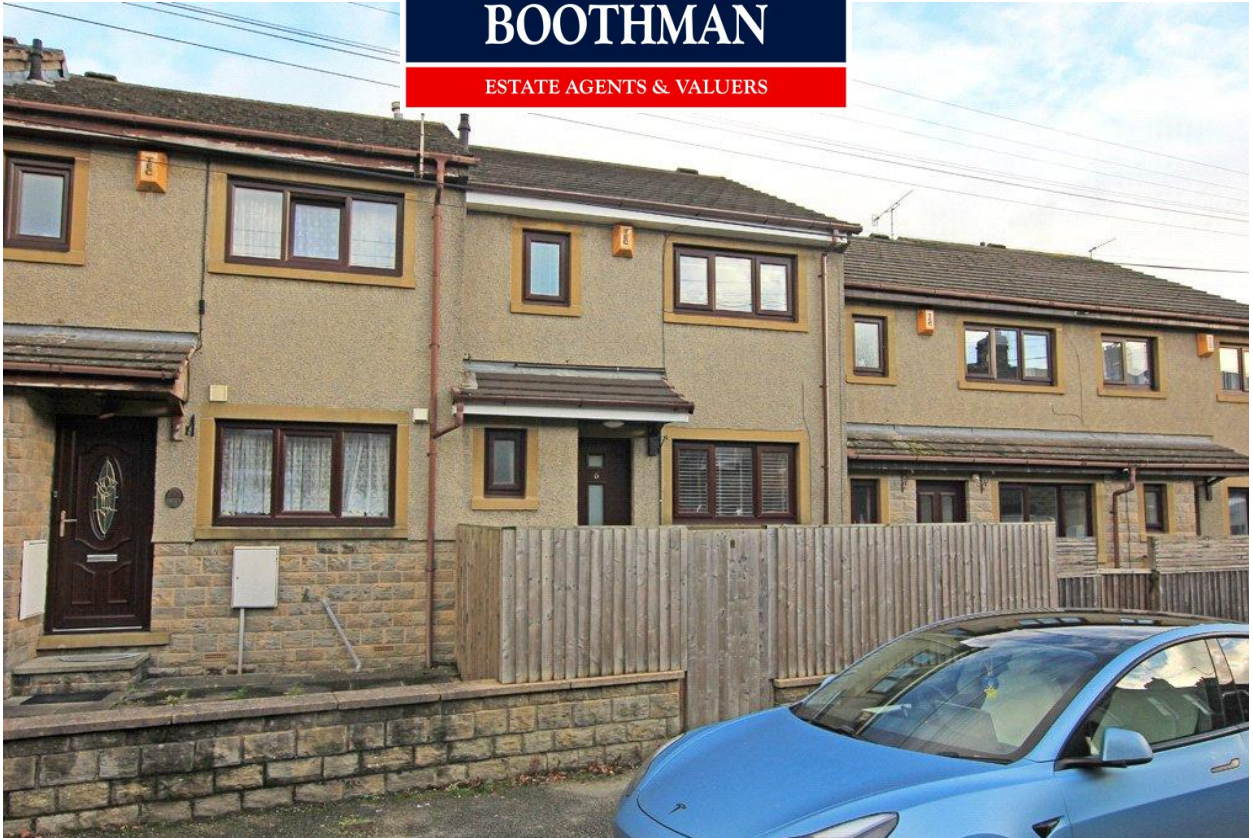


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Thornton Street, Skipton BD23 1ST
Asking Price: £195,000



+ 3



+ 1



- Immaculate Town House
- Private Parking
- Three good-sized Bedrooms
- Downstairs WC facilities
- Gardens front and back

Presented in immaculate 'ready to occupy' condition, this excellent three bedroomed inner town-house provides well equipped accommodation including mains gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures together with the advantage of an attractive enclosed lawned rear garden as well as allocated private parking nearby.



Strongly recommended for internal inspection, this very appealing modern home is pleasantly situated on the level in a very popular residential area only approximately half a mile away from Skipton's town centre shops, amenities and services.

With much to commend it, the property comprises briefly: An entrance hall. A downstairs WC / Cloaks room. Stylish fitted dining kitchen including built-in appliances and a good sized living room with patio french doors to the attractive rear garden. Whilst on the first floor are three well proportioned bedrooms and a house bathroom with a quality contemporary white suite including a shower to the bath. There is a small front garden and an allocated car parking space. The attractive enclosed landscaped rear garden provides an appealing feature having established lawn and stone flagged patio.

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 (only a circa 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,



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



the Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

Offering prospective purchasers far more than what first meets the eye, this deceptively spacious home is described in more detail below:

GROUND FLOOR

ENTRANCE HALL

Double glazed composite front entrance door incorporating privacy glass. Mat-well. Varnished pine boarded flooring. Double central heating radiator. Staircase off to the first floor with a spindled balustrade. Built-in store cupboard under stairs.

DOWNSTAIRS WC / CLOAKS

With a two piece white suite comprising a low suite WC and a small hand wash basin including a tiled splash-back. UPVC sealed unit double glazed window incorporating privacy glass. Central heating radiator. Cloaks rail.

FITTED DINING KITCHEN

13'9" x 9'4" Well equipped with an attractive range of base and wall units in beech style providing contrasting granite effect laminated worktop surfaces having tiled surrounds. Stainless steel sink with drainer unit. Built-in stainless steel finish Whirlpool oven including a matching four ring gas hob with an extractor hood above in a stainless steel finish canopy. Plumbing for an automatic washing machine. Plumbing for a dishwasher. UPVC sealed unit double glazing. Double central heating radiator. Recessed ceiling spotlighting.

LIVING ROOM

15'4" x 11'6" UPVC sealed unit double glazing also including a UPVC sealed unit double glazed patio french door to the rear garden. Double central heating radiator. Carved pine surround to a feature fireplace with a tiled interior, a tiled hearth and a living gas coal style fire. Varnished pine boarded flooring. Telephone point. TV point.

FIRST FLOOR

LANDING

With a spindled balustrade. Built-in linen cupboard above the stairwell including a Worcester gas combination central heating boiler.

BEDROOM ONE

13'8" x 8'9" With UPVC sealed unit double glazing and central heating radiator. TV point, telephone point. Quality range of free standing wardrobes. Fitted carpets.

BEDROOM TWO

11'8" x 8'4" UPVC sealed unit double glazing and central heating radiator. Fitted carpets.

BEDROOM THREE

7'7" x 6'8" UPVC sealed unit double glazing and central heating radiator. Fitted carpets.

HOUSE BATHROOM

With a quality contemporary three piece white suite comprising a built-in bath having a screen and two chrome thermostatic showerheads together with a hand wash basin with vanity cupboard underneath, and low suite WC. Contrasting two toned ceramic wall tiling. UPVC sealed unit double glazing incorporating privacy glass. Ladder central heating radiator in chrome finish. Recessed ceiling spotlights.

OUTSIDE

There is a small low maintenance front garden providing stone flagged patio, enclosed by fencing and garden gate.

ONE ALLOCATED CAR PARKING SPACE NEARBY

Attractive enclosed and generally level landscaped rear garden including lawn, and a flagged patio/sitting-out area.

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: MGLEDHILL51225

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.

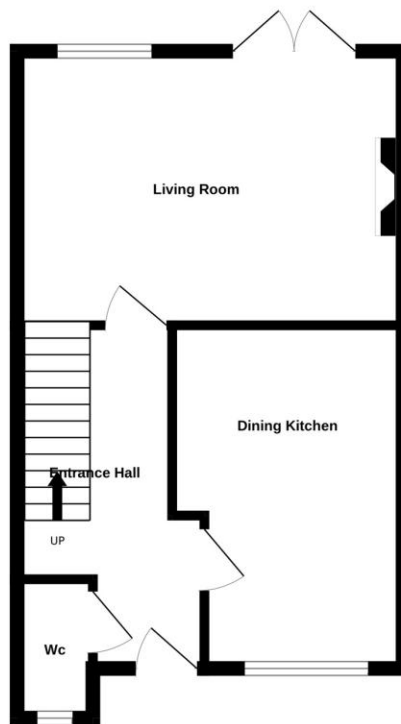
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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

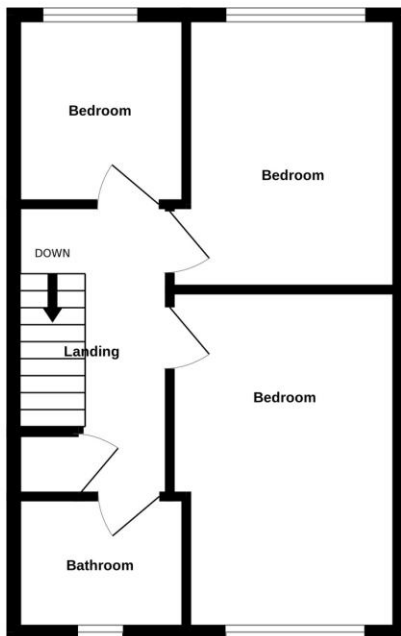




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

6, Thornton Street SKIPTON BD23 1ST	Energy rating C	Valid until: 24 May 2026
		Certificate number: 2558-5075-7285-4846-9960

Property type	Mid-terrace house
Total floor area	75 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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.