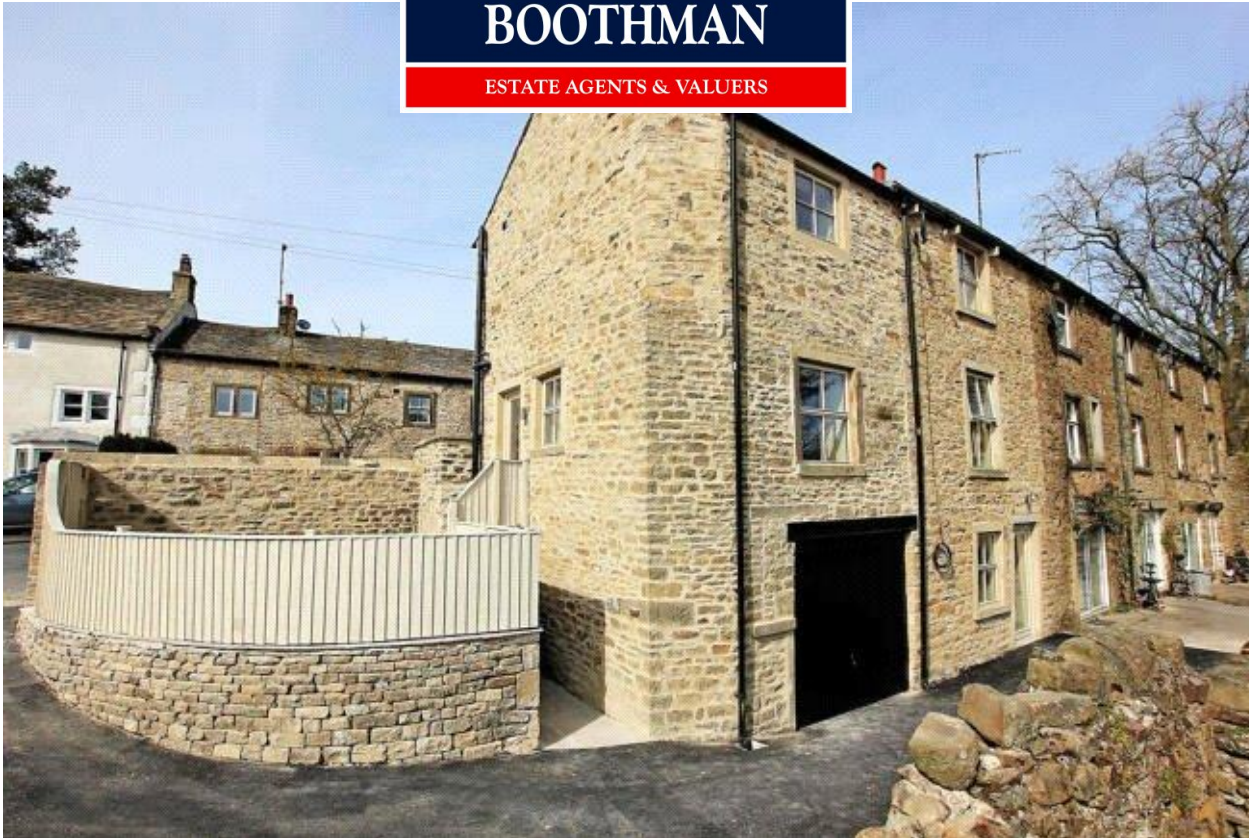


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Rook Street, Lothersdale BD20 8EH  
Asking Price: £399,000



+ 3



+ 1



- Chain Free !
- Two Reception Rooms
- Garage
- X 3 Good sized Bedrooms
- Picturesque Location

This outstanding, imaginatively extended and refurbished individual end terraced stone cottage provides superbly appointed spacious three bedroomed accommodation of exceptional merit which has been the subject of considerable expenditure on a comprehensive modernisation in recent years, carried out in accordance with a superior specification.



Planned on three floors with an electric central heating system, timber painted sealed unit double glazing throughout, an integral garage, quality contemporary fittings and fixtures throughout including an individually crafted bespoke 'Dovetail' dining kitchen - incorporating built-in appliances, Quartz worktops and an island unit. This beautifully presented cottage is very pleasantly situated in the picturesque village of Lothersdale which is surrounded by scenic open countryside adjacent to the Pennine Way whilst close to the Yorkshire/Lancashire border.

Certainly providing a unique opportunity and very strongly recommended indeed for internal inspection, this delightful residence comprises very briefly:

An entrance hall with bespoke fittings, a cloaks/downstairs WC and a dining room through to a fitted breakfast kitchen which is superbly appointed with a high quality range of individually crafted units by 'Dovetail' having solid wood fronts finished in Slipper Satin with contrasting quartz worktops, quality built-in appliances and an island unit in Hague blue with a solid oak worktop. On the lower ground floor is a sitting room with a cast iron Esse gas stove. On the first floor are three well proportioned bedrooms and a bathroom superbly appointed with a quality contemporary white suite including both a bath and a shower cubicle. To the side of the cottage is a stone flagged patio which provides a very pleasant sitting out area including a stone boundary wall and perimeter fencing to enhance privacy whilst enjoying fine sunny aspects. At the rear is an integral lower ground floor garage. There is also an integral stone store place/out-building located at the front elevation.

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Surrounded by beautiful open countryside, the very popular rural village of Lothersdale is situated adjacent to the Pennine Way and close to the Yorkshire/Lancashire border. Local amenities include a primary school, a Church, a public house, a village hall and community events.

The incredibly 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 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 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 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 externally, this very appealing individual property is described in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a substantial front entrance door. Central heating radiator. Timber painted double glazing. Varnished boarded flooring. Fitted oak-top shoe bench. Bespoke wall panel with cloaks hooks and a hat store. Staircase to the first floor.

### CLOAKS / DOWNSTAIRS WC

With a two piece white suite comprising a corner hand wash basin and a back-to-wall WC. Granite worktop. Varnished boarded flooring. Recessed LED ceiling spotlight.

### DINING ROOM

14'10" x 12'7" Sealed unit double glazing. Victorian style cast iron central heating radiator. Varnished boarded flooring. Wall light points. Fitted ceiling spotlights. Staircase to the lower ground floor including a spindled balustrade. Wide open square archway through to the:

### FITTED BREAKFAST KITCHEN

15'4" x 12'3" Superbly appointed with a high quality range of individually crafted units by 'Dovetail' Kitchen installers - having solid wood fronts finished in Slipper Satin with contrasting quartz worktop surfaces including matching up-stands. Matching store cupboards and a matching utility cupboard with plumbing for an automatic washing machine and provision to fit a dryer. Built-in one and a half bowl stainless steel



sink with a pillar tap and a worktop drainer. Built in split level Caple oven in stainless steel finish with a matching Caple microwave oven above. Fitted Neff five ring gas hob in stainless steel finish having a white Metro tiled surround and a Caple extractor hood above in a stainless steel finish canopy. Newly installed Kenwood dishwasher. Built-in Bosch fridge and freezer. Wine rack. Individually crafted solid wood island unit finished in Hague blue with a solid oak worktop and also providing a breakfast table/bar. Varnished boarded flooring. Sealed unit double glazing to two sides. Pleasant aspects and views. Central heating radiator. Recessed LED ceiling spotlights and pendant lights. Sealed unit double glazed external door to the attractive side patio garden.

## LOWER GROUND FLOOR

### SITTING ROOM

19'4" x 12'7" With sealed unit double glazing and a matching external door to the rear elevation. Stone window sill. Central heating radiator. Fireplace recess with a stone lintel, a brick interior, a raised stone hearth and a cast iron Esse stove. Wall light points. Staircase to the first floor with a spindled balustrade. Deep built in store cupboard under the stairs. Fitted ceiling spotlights.

## FIRST FLOOR

### LANDING

Built-in cupboard including an EHC Comet Combi V1 electric combination central heating boiler. Fitted LED ceiling spotlights.

### BEDROOM ONE

12'7" x 12'1" (both maximum) With sealed unit double glazing providing fine long distance views at the rear towards fields and countryside. Central heating radiator.

### BEDROOM TWO

12'4" x 9'7" With sealed unit double glazing providing fine long distance views at the rear towards fields and countryside. Central heating radiator. Fitted LED ceiling spotlights.

### BEDROOM THREE

9'5" x 7'7" With sealed unit double glazing and a central heating radiator. Deep built in store cupboard. Fitted LED ceiling spotlights.

### CONTEMPORARY BATHROOM

Superbly appointed with a quality contemporary white suite comprising a panelled enamelled bath, a pedestal wash basin, a back-to-wall WC and a shower cubicle having a thermostatic shower. Contrasting partial Metro white wall tiling. Sealed unit double glazing. Ladder radiator in chrome finish. Recessed LED ceiling spotlights. Extractor fan.

## OUTSIDE

To the side/gable of the cottage is a stone flagged patio which provides a very pleasant sitting out area - enjoying fine sunny aspects - whilst including perimeter fencing and a stone boundary wall to enhance privacy.

#### INTEGRAL STONE STORE PLACE/OUT-BUILDING

#### INTEGRAL STORE

For LPG bottles - providing the Esse cast iron stove and the hob unit in the kitchen.

At lower ground floor level at the rear is an:

#### INTEGRAL GARAGE

16'6" x 12'4" with an up/over door, electricity sockets, fluorescent strip lights and the cold water treatment system.

#### 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

Mains electricity and drainage are installed. While water can be accessed via the village supply, the property is now primarily supplied by a private borehole. PLEASE NOTE mains gas is not available in the village.

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.

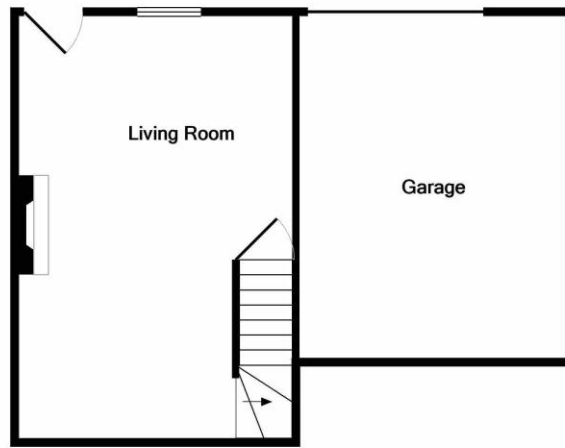
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





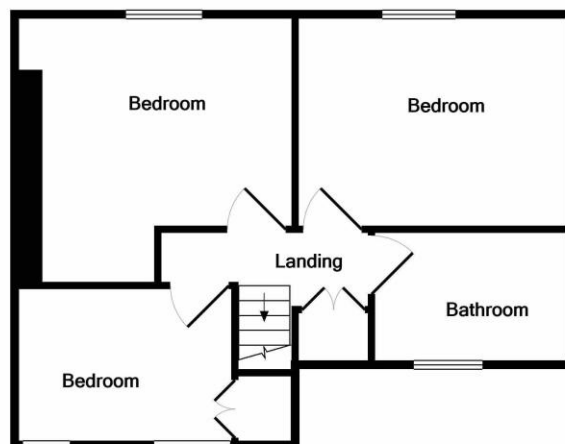




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy performance certificate (EPC)

9 ROOK STREET  
LOTHERSDALE  
KEIGHLEY  
BD20 8EH

Energy rating

**D**

Valid until: **25 April 2031**

Certificate  
number: **7500-0867-0422-5029-3493**

Property type	End-terrace house
Total floor area	107 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 B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60 <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.