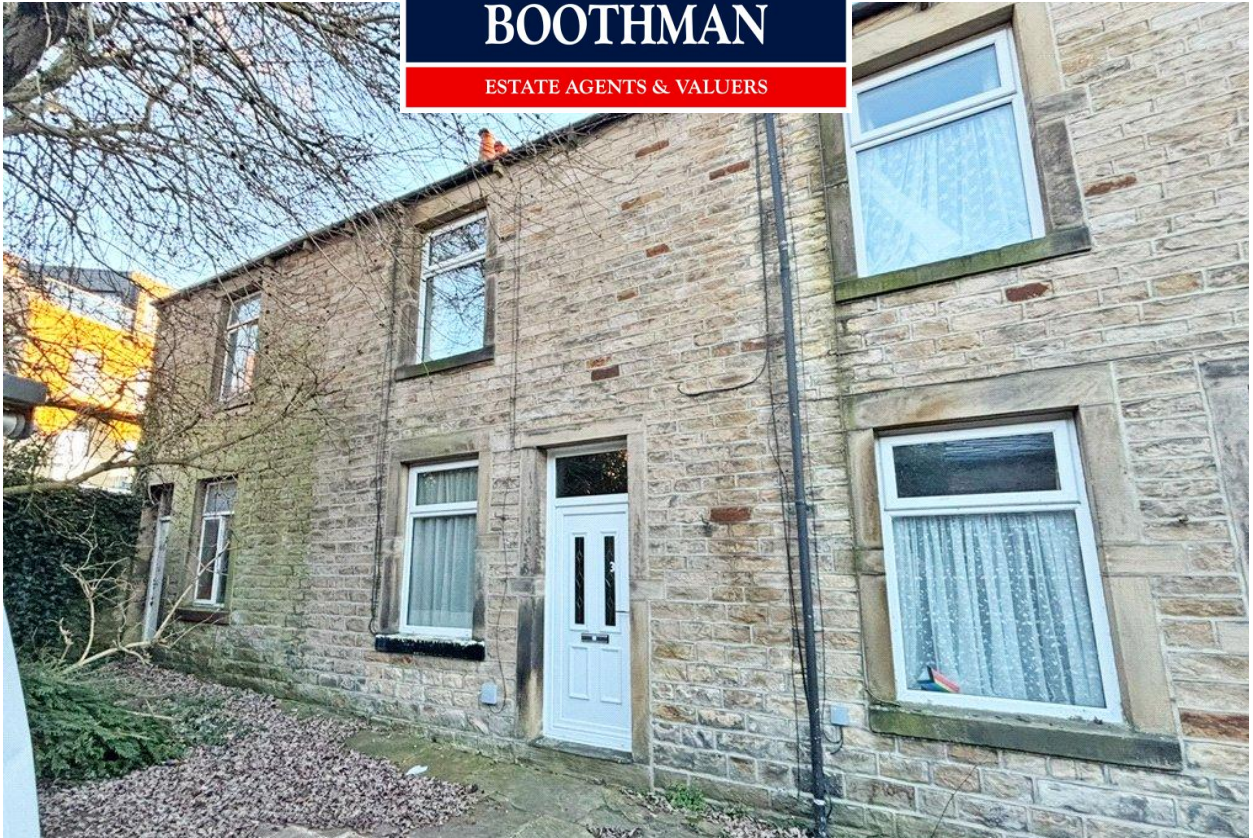


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Brookside, Skipton BD23 2HP
Asking Price: £139,500



+ 2



+ 1



- NO ONWARD CHAIN
- Two bedroom stone cottage
- Central location just off the High Street
- In need of cosmetic modernisation
- Investment opportunity

A superb opportunity to purchase this affordable character cottage which is now in need of cosmetic modernisation, pleasantly tucked away in this relatively hidden location just off the High Street and therefore with all town centre amenities immediately on hand.



Having a real sense of stepping back in time, Brookside enjoys a charming setting nestled in the centre of this historic market town, being accessed via an archway close to the bottom of the High Street which leads down to this quaint cluster of stone built Victorian terraced homes, arranged in short rows amongst traditional cobbled streets.

Strongly recommended for inspection, this stone built character home comprises very briefly:

A sitting room with a feature fireplace housing a gas fire, a spacious kitchen with fitted wall and base units whilst to the first floor there are two good sized double bedrooms and a house bathroom fitted with a three piece suite. Externally to the rear of the property there is an enclosed paved yard with two useful stone sheds.

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 cafes 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 towns enjoys an annual programme of community events and festivals, attracting an ever increasing degree

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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.

Certainly representing a superb opportunity to purchase an affordable stone built cottage in the centre of Skipton, the accommodation comprises in further detail:

GROUND FLOOR

SITTING ROOM

13'10" x 12'8" with a central heating radiator. Sealed unit UPVC double glazed window and matching front entrance door. Feature stone fireplace with a coal effect gas fire. Access to useful understair storage cupboard.

BREAKFAST KITCHEN

12'7" x 11'6" with a double central heating radiator. Pine effect flooring. Sealed unit UPVC double glazed windows and a matching rear entrance door. Fitted wall and base units with contrasting laminate worktops and tiled surrounds. Stainless steel bowl and drainer sink with chrome hot and cold taps. Plumbing for washing machine. Recess for oven. Wall mounted Baxi gas fired combination boiler.

FIRST FLOOR

LANDING

SPACIOUS BEDROOM ONE

13'9" x 11'11" (both maximum) with a double central heating radiator. Sealed unit UPVC double glazed window. Loft access.

BEDROOM TWO

9'7" x 9'5" with a sealed unit UPVC double glazed window. Central heating radiator.

HOUSE BATHROOM

Pedestal wash basin. Low suite w/c. Extractor fan. Panelled bath with chrome hot and cold mixer bath taps and a shower head attachment. Central heating radiator.

OUTSIDE

To the rear there is a stone paved rear yard which is enclosed and also having two useful storage sheds.

COUNCIL TAX BAND

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

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.

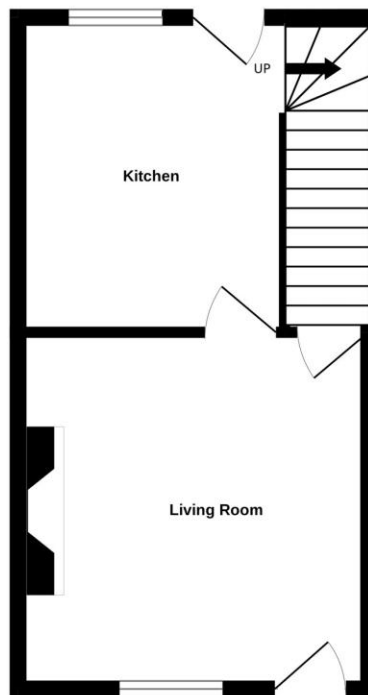
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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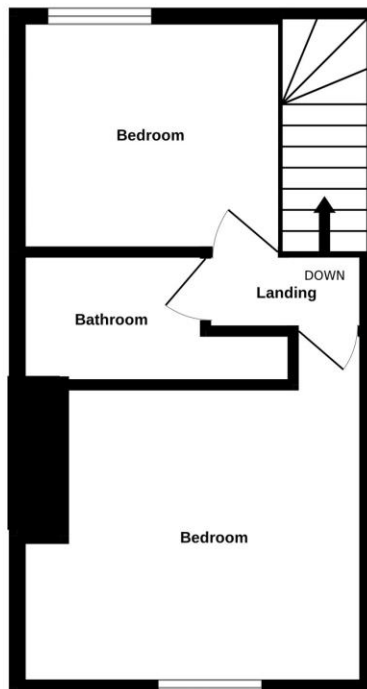
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

3 Brookside SKIPTON BD23 2HP	Energy rating C	Valid until: 29 March 2033
		Certificate number: 2514-3025-3207-3507-5200

Property type	Mid-terrace house
Total floor area	63 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		90 B
69-80	C	71 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.