

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



11 Shortbank Road, Skipton BD23 2JY
Asking Price: £319,500



+ 3



+ 2



- Spacious and well-presented family home
- Three good sized double bedrooms
- Superbly appointed bathroom suites
- Private driveway and garage

Certainly providing a unique opportunity, this truly outstanding individual semi-detached house provides imaginatively extended and spacious three double bedroomed en-suite accommodation of exceptional merit.



Superbly appointed and beautifully presented throughout, this family sized property includes quality contemporary fittings and fixtures throughout together with gas central heating, UPVC sealed unit double glazing and the advantage of a detached garage along with a private enclosed rear garden.

This desirable home is superbly situated in a well respected residential area within comfortable walking distance of extensive local shops, amenities and services only circa half a mile away from Skipton town centre.

Very strongly recommended indeed for inspection and offering significantly more than at first meets the eye, this very appealing property provides briefly:

An entrance hall, a living room with a feature fireplace including a multi-fuel stove, a superbly appointed dining kitchen including built-in appliances having patio doors leading out to the enclosed rear garden. A sitting room which is open through to the dining/kitchen, along with a utility. To the first floor are three double bedrooms and a house bathroom with a three piece white suite including a shower to the bath. There is also an en-suite shower room to the master bedroom. A spacious private front driveway provides off road parking for vehicles and also gives access to a detached garage. To the rear is a private enclosed garden, including a patio along with an artificial lawn.

The increasingly popular market town of Skipton has won many accolades in the 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



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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 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 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 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. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

This exceptional property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With a UPVC front entrance door. UPVC sealed unit double glazing. Central heating radiator. Stairs leading to the first floor landing. Karndean oak style flooring.

LIVING ROOM

13'11" x 13'5" with UPVC sealed unit double glazing. Feature fireplace incorporating a stone mantel and matching hearth along with a multi-fuel stove. Central heating radiator. Door through to:

DINING KITCHEN

23'5" x 7'5" superbly appointed with a range of stylish modern fitted white fronted wall and base units incorporating contrasting solid oak worktop surfaces having tiled surrounds. Belfast recessed sink incorporating chrome mixer tap over. Rangemaster electric cooker incorporating five ring gas hob having matching extractor hood above. Integrated dishwasher. Concealed Worcester gas combination boiler. Under stairs storage. Karndean oak style flooring. Recessed ceiling spotlights. Central heating radiator. Three UPVC sealed unit double glazed windows. UPVC sealed unit double glazed patio doors. Open through to:

SITTING ROOM

15'8" x 11'10" with UPVC sealed unit double glazing. Central heating radiator. Opening through to dining kitchen.

UTILITY/WC

10' x 5'11" (both maximum) incorporating a range of white fronted wall and base units having contrasting granite effect worktop surfaces. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Space for a tumble dryer. Low suite WC. Karndean oak style flooring. UPVC sealed unit double glazing. Extractor fan. Recessed ceiling spotlights. Central heating radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

11'10" x 11'9" with UPVC sealed unit double glazing. Central heating radiator. Loft access.

EN-SUITE SHOWER ROOM

With a quality contemporary three piece white suite comprising a low suite WC, a hand wash basin and a white gloss fronted vanity cabinet unit beneath and also a large shower cubicle having a glass screen, a hand held shower and overhead drench shower. Contrasting wall tiling and tiled flooring. Fitted mirror. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO

14'7" (max) x 10'11" (plus wardrobes) with UPVC sealed unit double glazing. Central heating radiator. Range of built-in wardrobes.

BEDROOM THREE

10'9" x 8'11" with UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

With a quality contemporary three piece white suite comprising a low suite WC, a pedestal hand wash basin, there is also a built-in bath having a folding glass shower screen and a shower over. Contrasting Metro tiling to the shower. Ladder central heating radiator in a chrome finish. Wood effect Karndean flooring. UPVC sealed unit double glazing. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

There is a generous private tarmac front driveway providing off road parking for vehicles.

DETACHED GARAGE

12'10" x 10'9" (both maximum) - with an electric roller door. Light and power. Composite pedestrian entrance door. Cold water tap.

There is gated side access leading to the enclosed level rear garden, including a patio area and artificial lawn providing a very pleasant sitting out area. Cold water tap.

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.

Ref: JT090126

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

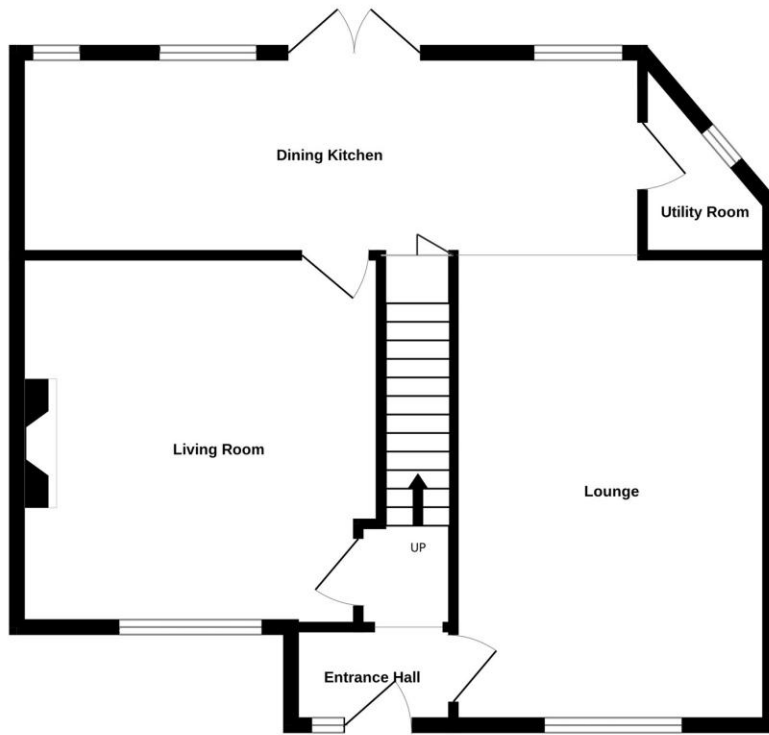
These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.

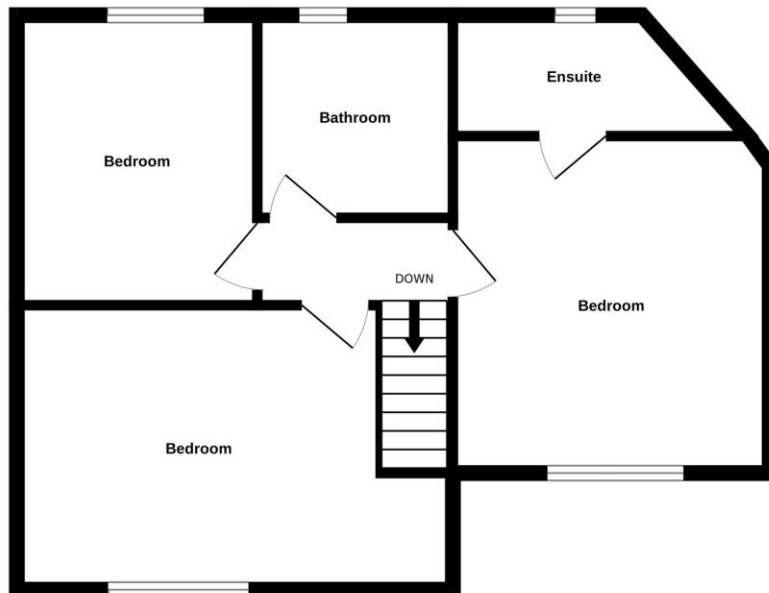




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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)

| | | |
|--|---------------|--|
| 11 Shortbank Road SKIPTON BD23 2JY | Energy rating | Valid until: 20 April 2033 |
| | C | Certificate number: 0600-3105-0222-7226-3473 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 116 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 | 75 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

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