

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Woodman Terrace, Skipton, North
Yorkshire BD23 1PX
Asking Price: £175,000



+ 2



+ 1



- 2 bedroom stone terraced cottage
- Very convenient level location set back from Gargrave Road
- Skipton town centre amenities only minutes walking distance away

Superbly situated on the level just off Gargrave Road between Ermysteds Boys Grammar School and Skipton Girls High School, this attractive two bedroomed stone terraced cottage is only a few minutes walking distance away from Skipton town centre shops, amenities and services.



Including gas central heating together with sealed unit double glazing, this charming property certainly provides an excellent opportunity and is recommended for inspection, comprising very briefly:

A living room and a fitted kitchen with built-in appliances whilst on the first floor are two bedrooms and a bathroom with a white suite including a shower to the bath. There is a small stone flagged frontage. The property also includes a flagged rear yard with a pebble bed and a timber garden shed.

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 cafés 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 town 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.

With much to commend it, this very appealing cottage comprises in further detail:

GROUND FLOOR

**HARRISON
BOOTHMAN**

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LIVING ROOM

13' x 12'4" With a traditional front entrance door including a stained and leaded oval glass. Central heating radiator. Sealed unit double glazing. Exposed stonework to one wall also with partial pine wall panelling. Carved pine surround to a fireplace with a tiled interior, a matching hearth and a living gas open coal style fire. Built-in base cupboard to the side alcove providing a display surface. Pine boarded flooring. Wall light points. Cast iron spiral staircase giving access to the first floor.

FITTED KITCHEN

12'3" x 6'9" Well equipped with a range of cream fronted base and wall units providing cupboards, drawers and contrasting granite style worktop surfaces. Stainless steel sink and drainer. Tiled flooring. Built-in oven with a four ring ceramic hob. Double central heating radiator. Plumbing for an automatic washing machine. Sealed unit double glazing. Fitted ceiling spotlights. Fitted floor to ceiling cupboard including a Main gas combination central heating boiler. Traditional partly glazed entrance door to the rear yard.

FIRST FLOOR

LANDING

With a cast iron spindled balustrade. Fitted spotlights.

BEDROOM ONE

10'9" x 8'9" With sealed unit double glazing, a central heating radiator and wall light points. Deep fitted wardrobe with a cupboard above.

BEDROOM TWO

7'7" x 7'5" With sealed unit double glazing providing fine views at the rear towards the grounds of Ermysteds Grammar School and the landscaped formal garden of Gainsborough Court. Central heating radiator.

BATH ROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a panelled bath having a full height tiled surround, a glass screen and a thermostatic shower. Shaver point. Double central heating radiator. Oak flooring. Fitted mirror. Extractor fan. Partial pine panelling to two walls. Feature high level stained and leaded window.

OUTSIDE

There is a small stone flagged frontage. Flagged rear yard including a pebble bed whilst providing a pleasant sitting out area. Timber garden shed.

COUNCIL TAX BAND

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

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.

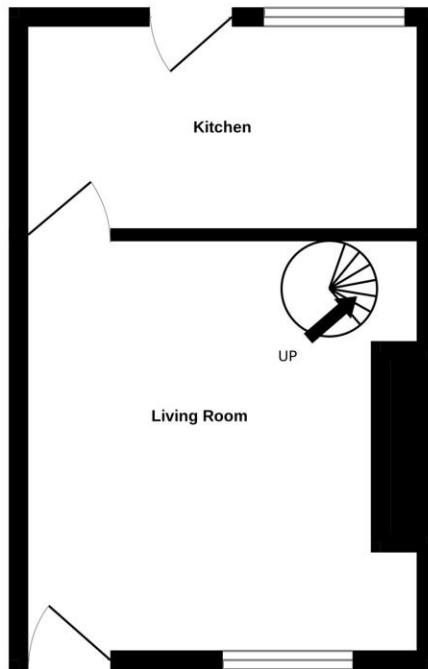
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: RAH090126

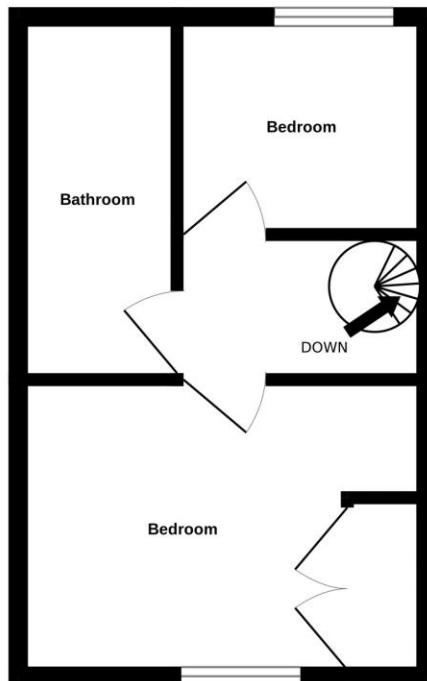
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

18, Woodman Terrace SKIPTON BD23 1PX	Energy rating D	Valid until: 4 August 2029
		Certificate number: 8508-5855-7029-3606-1813

Property type	Mid-terrace house
Total floor area	47 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+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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.