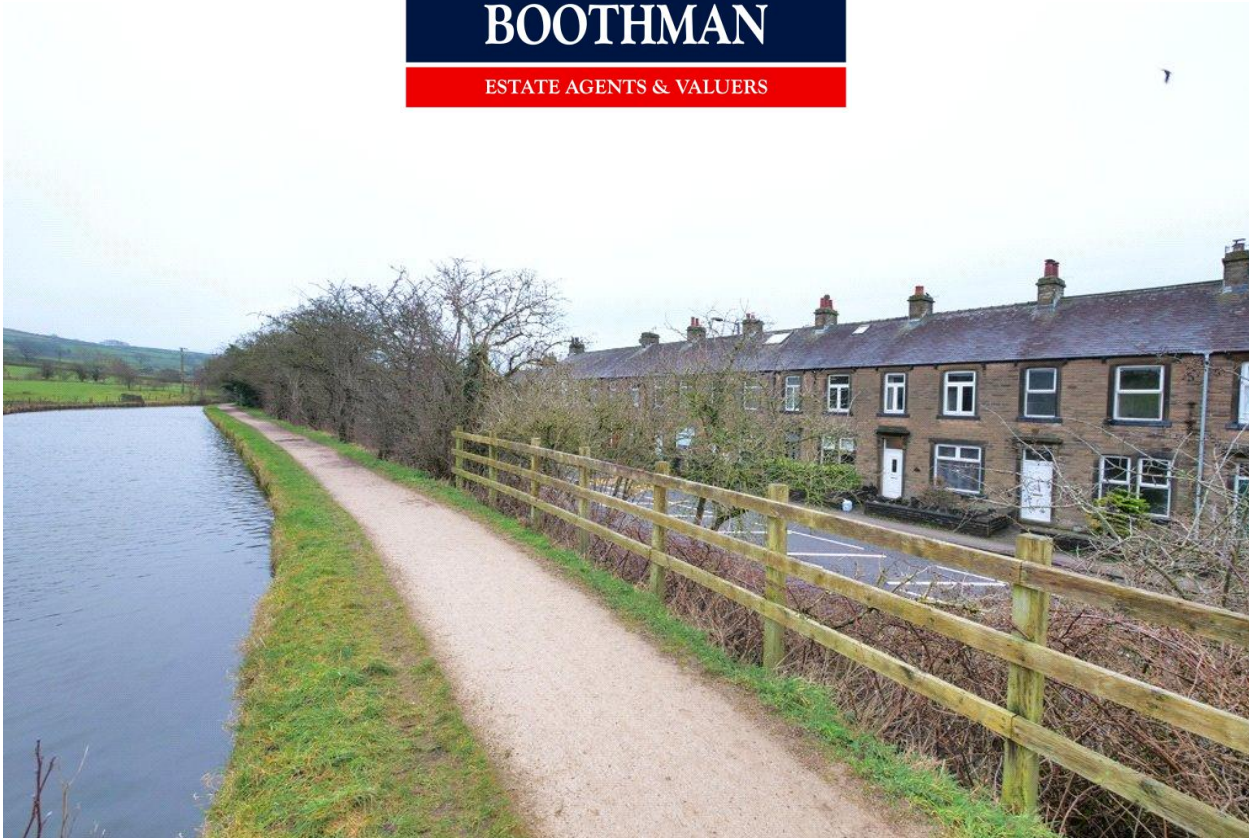


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



144 Keighley Road, Skipton BD23 2QT
Asking Price: £179,950



+ 2



+ 1



- Level walk into Skipton
- Views at front over Leeds Liverpool canal
- Views at rear over the park
- Two Reception rooms
- Solid fuel stove
- Character features
- NO FORWARD CHAIN

Conveniently situated on the level with views beyond the banks of the Leeds/Liverpool canal at the front whilst backing onto a field with long distance views at the rear across the valley towards the hills, this traditional stone built late Victorian through terraced property provides well equipped two double bedroomed accommodation including two separate reception rooms together with a range of character features.

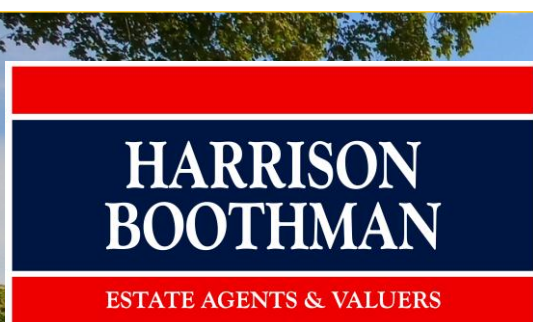


Including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures, this excellent property is located only approximately two thirds of a mile away from Skipton town centre.

Very strongly recommended for inspection, the property offers briefly - a reception hall, a front sitting room, a rear living/dining room with solid fuel stove and a modern kitchen with contemporary fitted units incorporating built-in appliances whilst on the first floor are two double bedrooms and a luxurious four piece bathroom. There is a pebbled front garden and an enclosed stone flagged rear yard which enjoys sunny aspects with fine views. For those with the benefit of a bus pass, the stop is only a few yards away at the front providing convenient access directly into the centre of Skipton.

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 enjoy an annual programme of community events and festivals, attracting an ever increasing degree of tourism.



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



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 home comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC front entrance door. Mat-well. Cloaks rail. Double central heating radiator. Ceiling cornices. Decorative archway. Staircase off to the first floor. Panelled doors to all rooms.

FRONT SITTING ROOM

12' x 11'4" with stone mullioned UPVC sealed unit double glazing. Views across Keighley Road at the front towards the banks of the Leeds/Liverpool canal. Double central heating radiator. Elegant carved hardwood period surround to fireplace with light marble interior, matching hearth and living gas open coal fire. Picture rails. Ceiling cornices and rose.

REAR LIVING/DINING ROOM

13'8" x 11'1" with UPVC sealed unit double glazing. Pleasant views at the rear. Double central heating radiator. Fireplace recess with stone flagged interior, matching hearth, substantial stone lintel and cast iron log burning stove. Built-in cupboards to both side alcoves. Picture rails. Deep walk-in store place under stairs including electric light.

KITCHEN

17'5" x 5'8" superbly appointed with an attractive range of quality contemporary base and wall units having cream fronts with contrasting granite style worktop surfaces including slate tiled surrounds and matching breakfast bar. Soft closures to units. One and a half bowl stainless steel sink and drainer unit. Slate tiled flooring. Glazed display cabinets. Plumbing for automatic washing machine. Central heating radiator. Built-in split level stainless steel finish oven with grill and matching CDA microwave above (please note we are informed the microwave is not working). Stainless steel finish four ring gas hob having an extractor hood above in a stainless steel finish canopy. UPVC sealed unit double glazing to side and rear. Fine open views at the rear. Concealed Vokera gas combination central heating boiler. UPVC and sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Fine long distance open views at the rear beyond a field and children's play area across the valley towards the hills. Spindled stair rails. Central heating radiator. Deep built-in cloaks/store cupboard. Panelled doors leading to all rooms.

BEDROOM ONE

12' x 10' with UPVC sealed unit double glazing. Fine long distance views at the rear as described above. Double central heating radiator.

BEDROOM TWO

13'2" x 8'11" with UPVC sealed unit double glazing. Fine long distance views at the front across the Leeds/Liverpool canal and towards the hills beyond. Double central heating radiator.

LUXURIOUS BATHROOM

With a quality contemporary four piece white suite comprising built-in oval bath, pedestal wash basin, low suite WC and shower cubicle incorporating a thermostatic shower. Contrasting mosaic style wall tiling. Slate tiled flooring. UPVC sealed unit double glazing. Double central heating radiator. Recessed ceiling spotlights.

OUTSIDE

There is a pebbled front garden with stone boundary walls. The bus stop is only a few yards away.

Enclosed yorkshire stone flagged rear yard with sunny aspects and fine open views. External cold water tap. External power. External light. Street parking is available at the rear.

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.

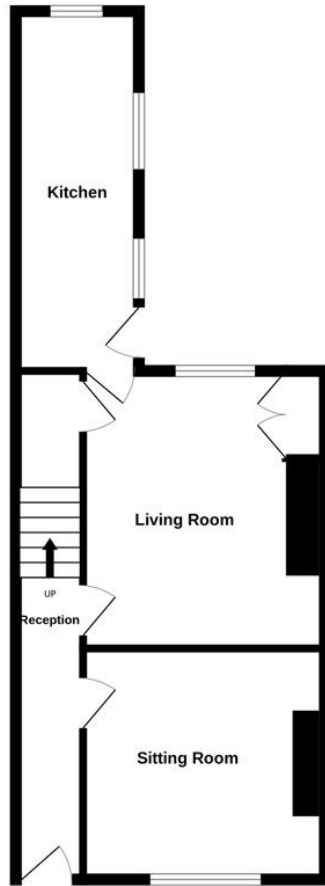
Ref: SBS260126

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

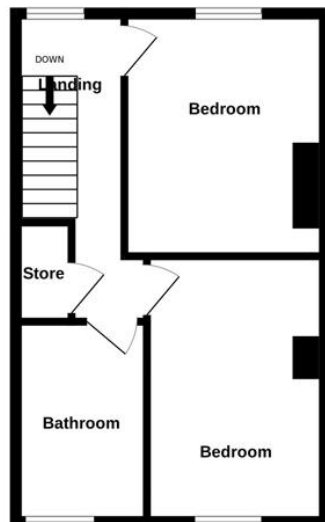




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

144, Keighley Road
SKIPTON
BD23 2QT

Energy rating

D

Valid until: **25 March 2028**

Certificate
number: **8748-6827-6640-2216-2926**

Property type: Mid-terrace house

Total floor area: 85 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

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