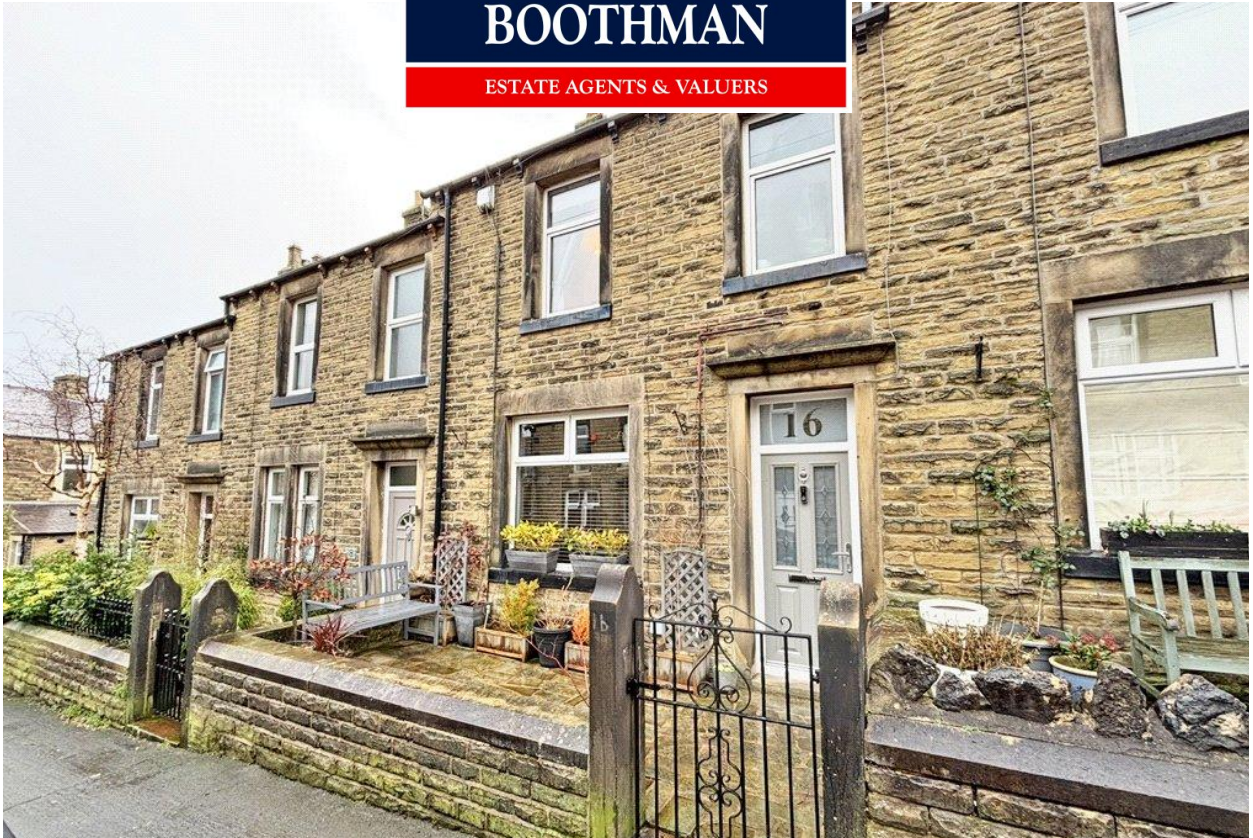


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



16 Wellington Street, Skipton BD23  
2DS  
Asking Price: £209,950



+ 2



+ 1



- Stone-built character terrace
- Two good sized double bedrooms
- Beautifully presented throughout
- Spacious living accommodation
- Convenient central location
- Garden frontage and attractive rear yard

This traditional garden fronted stone terraced house provides attractively improved and well equipped accommodation which is extended on the ground floor whilst including the advantage of gas central heating together with UPVC sealed unit double glazing and quality fittings and fixtures.





The property is conveniently located in this central location within Skipton, walking distance from all of the many local amenities. With much to commend it the accommodation comprises briefly:

An entrance hallway, a sitting room with feature arched alcoves, a dining room with a useful understair storage cupboard, a beautifully appointed kitchen with contemporary wall and base units with Bosch fitted appliances. To the first floor there are two good sized double bedrooms, both of which have fitted wardrobing and the house bathroom which is superbly fitted with a modern three piece suite. To the front there is a small garden frontage whilst to the rear there is an attractive enclosed yard.

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.

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Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)

Certainly representing a fantastic opportunity for buyers, the property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALLWAY

Composite front entrance door. Mosaic tiled flooring. Fitted coat hooks. Central heating radiator.

### SITTING ROOM

12'8" x 11'10" with feature arched alcoves with base storage cupboards. Oak effect flooring. Central heating radiator. Wall lights. Sealed unit UPVC double glazed window.

### DINING ROOM

13'4" x 12'7" with alcoves with base and wall storage cupboards. Central heating radiator. Sealed unit UPVC double glazed window. Useful understair storage cupboard.

### BEAUTIFULLY APPOINTED KITCHEN

13'2" x 7'9" with contemporary wall and base units with contrasting pine effect worktops and tiled surrounds. An array of fitted Bosch appliances including a fan assisted oven, a four ring stainless steel gas hob (with a concealed AEG extractor canopy over) and a slimline dishwasher. Plumbing for a washing machine. Recess for a dryer. Ceramic bowl and drainer sink with a Franke hot and cold mixer tap. Wall radiator. Recessed low voltage ceiling spotlights. Sealed unit UPVC rear entrance door and matching window.

## FIRST FLOOR

### LANDING

Spindled balustrade. Loft access. Sealed unit UPVC double glazed window. Useful storage cupboard.

### MASTER BEDROOM

12'2" x 9'7" with a sealed unit UPVC double glazed window. Central heating radiator. Fitted wardrobe.

### BEDROOM

12'5" x 8'7" with a sealed unit UPVC double glazed window. Central heating radiator. Fitted wardrobe.

### HOUSE BATHROOM

Oak herringbone effect flooring. Partial wall tiling. Low suite w/c. Vanity wash basin with storage underneath. Panelled bath with matte black thermostatic shower and a rainfall shower over. Sealed unit UPVC double glazed window. Matte black heated towel rail. Concealed wall mounted Vaillant gas fired combination boiler. Recessed low voltage ceiling spotlights.

## OUTSIDE

To the front there is a garden frontage with stone paving. To the rear there is an attractive enclosed yard with an outside 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

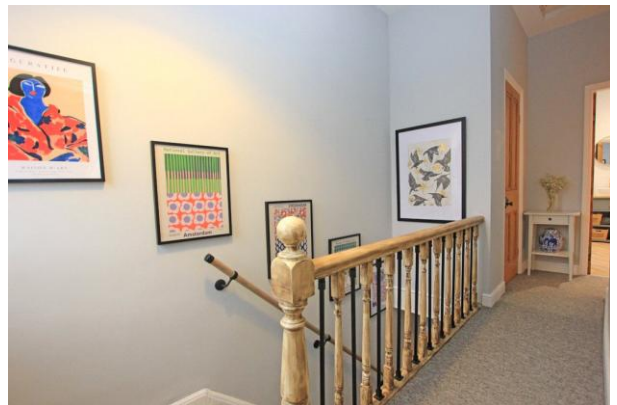
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

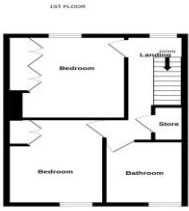
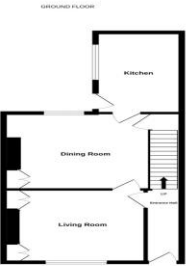
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AT/JT030226

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

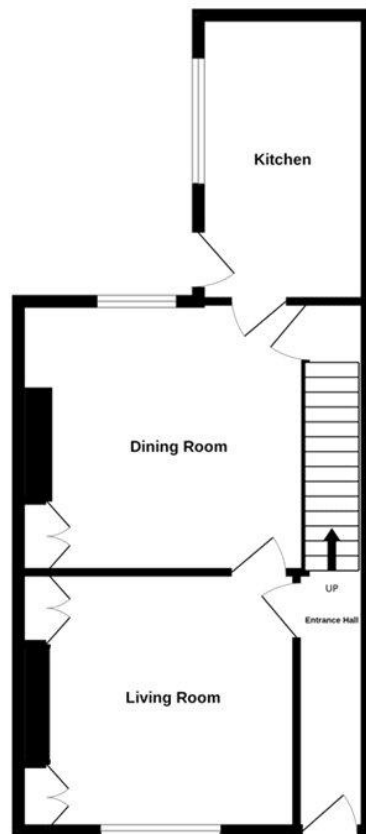




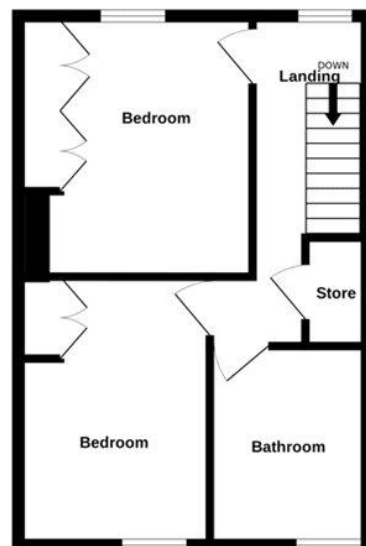


Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not stand as such for any prospective purchaser. The images, diagrams and all other information herein are intended and no guarantee is given in relation to the same.

GROUND FLOOR



1ST FLOOR



## Energy performance certificate (EPC)

16 Wellington Street SKIPTON BD23 2DS	Energy rating <b>C</b>	Valid until: <b>1 February 2036</b>
		Certificate number: <b>0424-3058-3202-0766-6204</b>

Property type	Mid-terrace house
Total floor area	84 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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	80 C
55-68	<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.