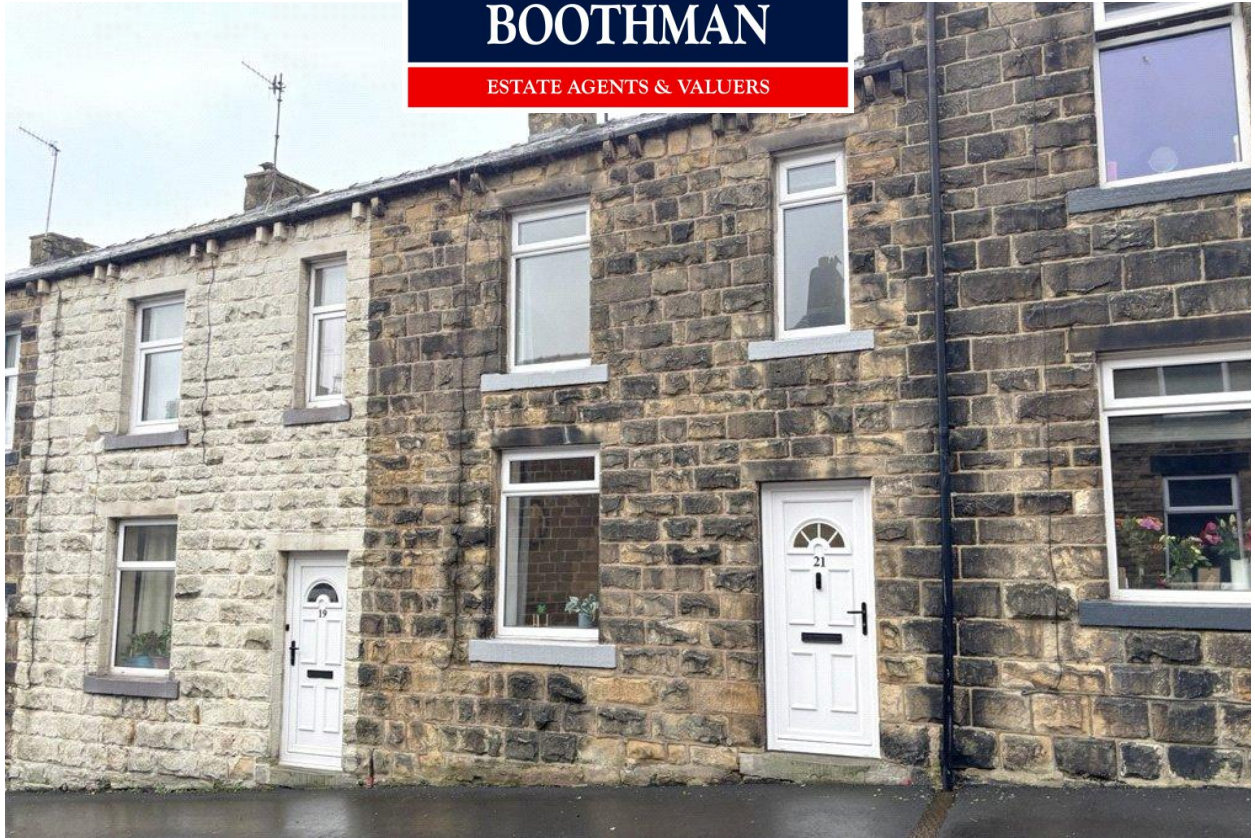


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



21 Pembroke Street, Skipton BD23 2NE
Asking Price: £169,950



+ 2



+ 1



- NO ONWARD CHAIN
- Central location within Skipton
- Two good sized bedrooms
- Beautifully appointed throughout
- Enclosed stone-flagged rear patio
- Subject to a comprehensive scheme of renovation

This attractively improved traditional two double bedroomed stone inner terraced house has been subject to a complete scheme of renovation by the current vendor with high quality fixtures and fittings throughout. The property is very conveniently situated in a popular residential area just off Keighley Road whilst only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby.



Recommended for inspection, the property comprises very briefly:

A living room with a feature fireplace and a beautifully fitted contemporary kitchen with an array of integral appliances whilst on the first floor are two double bedrooms and a bathroom with a quality modern suite including a shower to the bath. There is an enclosed stone flagged rear yard including a 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' three 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.

Certainly representing an exciting opportunity to purchase a beautifully finished home, the property comprises in more detail:



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GROUND FLOOR

SITTING ROOM

15'4" x 12'3" with a sealed unit UPVC front entrance door and a matching double glazed window. Central heating radiator. Feature stone fireplace with an electric fan fire.

KITCHEN

12'4" x 7'3" with a quality contemporary kitchen with fitted wall and base units with contrasting marble effect worktops and matching upstands. Composite bowl and drainer sink with a hot and cold mixer tap. Plumbing for a washing machine. Four ring gas hob with a matching extractor canopy over. Integral fridge and freezer. Fitted microwave. Electric fan assisted oven. Concealed wall mounted gas fired Baxi combination boiler. Wall radiator. Breakfast bar. Useful understair storage area.. Sealed unit UPVC rear entrance door and matching double glazed window. Recessed low voltage ceiling spotlights.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

12'7" x 8'4" with fitted wardrobing. Sealed unit UPVC double glazed window. Central heating radiator.

BEDROOM

11'4" x 9'2" with a sealed unit UPVC double glazed window. Central heating radiator.

BEAUTIFULLY APPOINTED HOUSE BATHROOM

Vanity wash basin with storage underneath and a tiled splashback. Low suite w/c. Panelled bath with a thermostatic shower and rainfall shower over. Matte black heated towel rail. Recessed low voltage ceiling spotlights. Extractor fan. Sealed unit UPVC double glazed window. Partial wall tiling.

OUTSIDE

There is an enclosed yard with a stone flagged patio and a useful storage shed.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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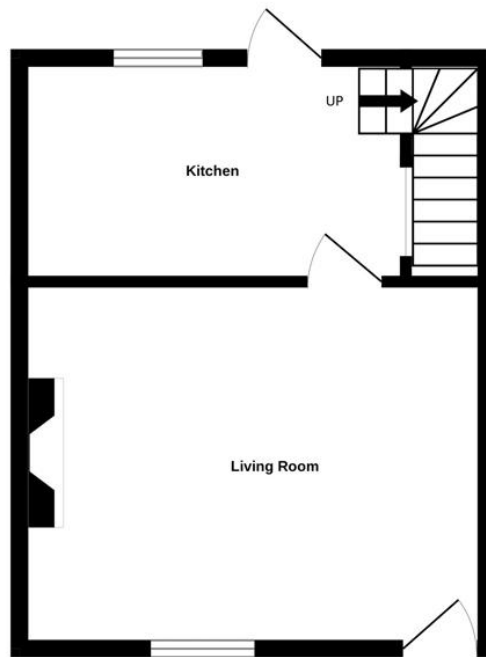
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

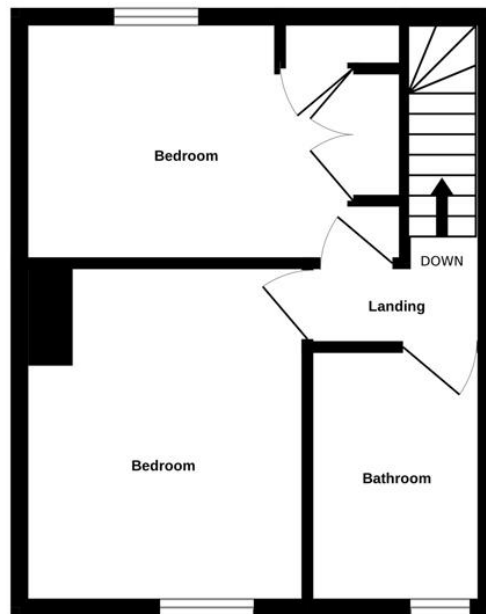
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

21 Pembroke Street SKIPTON BD23 2NE	Energy rating C	Valid until:	11 February 2036
		Certificate number:	9300-7929-0922-7190-3263

Property type	Mid-terrace house
Total floor area	57 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+	A		
81-91	B		
69-80	C	75 C	80 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.