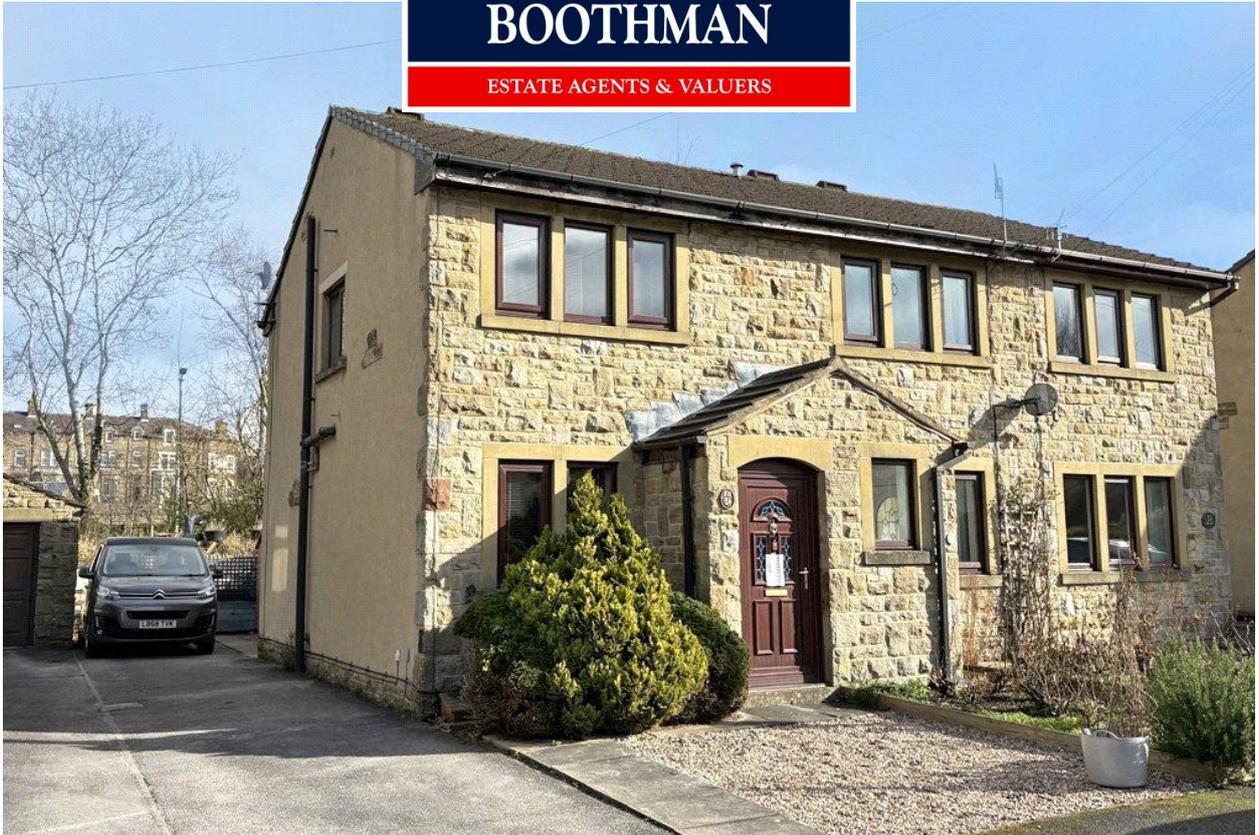


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



22 The Close, Skipton BD23 2BZ  
Asking Price: £199,000



+ 0



+ 0



- Generous private driveway
- Close to town centre
- Patio garden
- Popular address/location
- NO FORWARD CHAIN

This individual two bedroomed stone fronted end town-house constructed in the early 1990's, provides well presented and maintained accommodation throughout, pleasantly located on the level in a popular residential cul-de-sac just off Carleton Road whilst being only approximately half a mile away from Skipton's town centre shops, amenities, and services.



Including mains gas central heating together with UPVC sealed unit double glazing, quality fittings and fixtures, this property has the advantage of patio garden which is planned for ease of maintenance and there is also a generous private driveway extending to the side of the property.

Strongly recommended for internal inspection, this very appealing home is briefly summarised:

An entrance porch. A living room with gas fireplace. A kitchen including built-in appliances. On the first floor are two well planned bedrooms and a bathroom with a three piece white suite including a shower to the bath. There is a pebbled front garden and a private driveway extending to the side. The currently open stone flagged rear garden is planned for ease of maintenance and provides a very pleasant sitting out area.

The ever 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.



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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.

With much to commend it, the property comprises in further detail below:

## GROUND FLOOR

### ENTRANCE PORCH

With a traditional UPVC sealed unit double glazed entrance door. Internal door leading to:

### LIVING ROOM

12'7" x 10'9" With UPVC sealed unit double glazing. Recessed ceiling spotlights. Stone effect gas fireplace set on a granite hearth. Central heating radiator. Wood grain effect laminated flooring. Open staircase leading to the first floor landing.

### KITCHEN

10'9" x 7'11" UPVC sealed unit double glazed window and matching rear entrance door leading out to the patio garden. Fitted base and wall beechwood units with contrasting laminated worktop surfaces and tiled surrounds. Composite sink with matching drainer. Built-in oven. Integrated fridge and freezer. Plumbing for a washing machine. Wall mounted Baxi gas combination boiler. Useful storage space underneath the staircase.

## FIRST FLOOR

### LANDING

Loft hatch access. Fitted carpets.

### BEDROOM ONE

10'9" x 9' UPVC sealed unit double glazed window. Central heating radiator. Wood grain effect laminated flooring.

### BEDROOM TWO

11' x 7'3" UPVC sealed unit double glazed window. Recessed ceiling spotlights. Central heating radiator. Store cupboard. Fitted carpets.

### BATHROOM

With a three piece white suite comprising a panelled bath having an independent shower over, pedestal hand wash basin, and a low suite WC. Chrome heated ladder radiator. Full height neutral wall tiling. UPVC sealed unit double glazing incorporating privacy glass.

### OUTSIDE

There is a pebbled front garden.

#### PRIVATE DRIVEWAY

Providing generous private parking, extending to the side of the property.

The rear garden includes stone flagged patio/sitting out areas. Pleasant aspects.

#### 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.

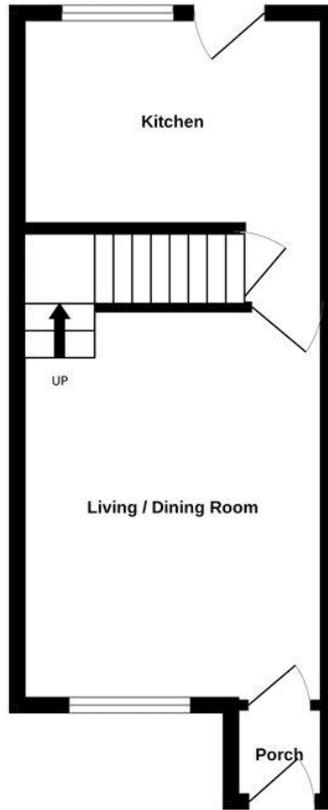
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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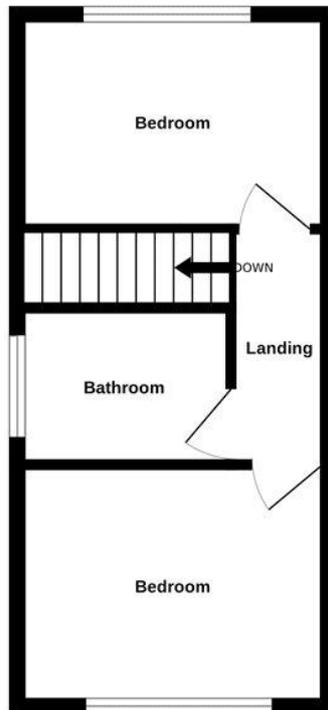
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



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