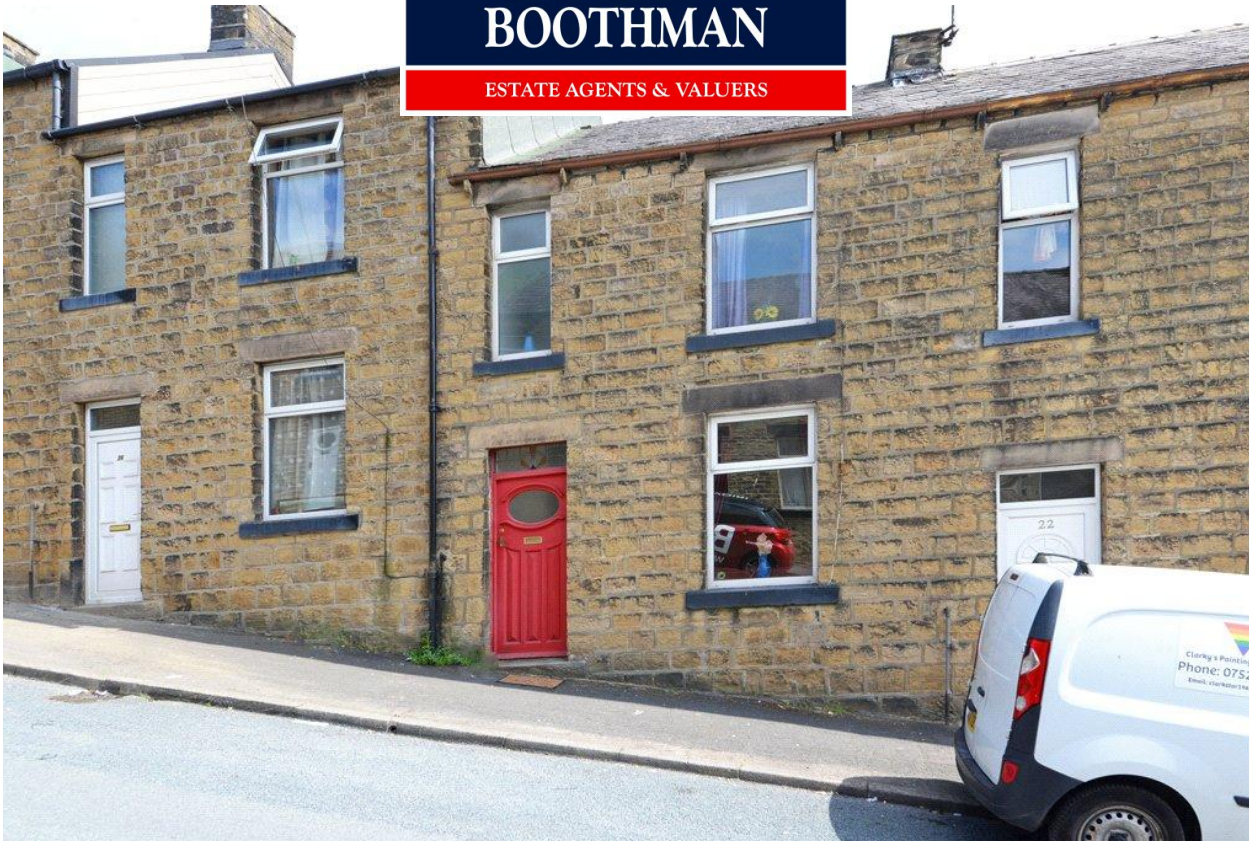


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



24 George Street, Skipton BD23 2PN
Asking Price: £159,500



+ 2



+ 1



- Traditional 2 double bedroom stone terraced house
- Gas central heating and UPVC sealed unit double glazing
- Convenient location in a popular residential area only a few minutes walking distance away from Skipton town centre amenities

This traditional two double bedroomed stone terraced house includes gas central heating together with UPVC sealed unit double glazing and is very conveniently situated in a popular residential area only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby.

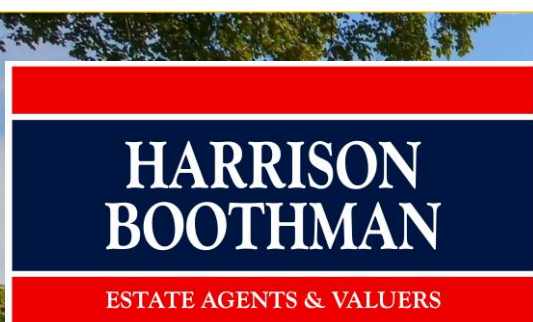


Strongly recommended for inspection, the property comprises very briefly:

A living room and a fitted kitchen including oak style units, granite effect worktops, a double range oven with grill, hobs and an extractor hood. On the first floor are two double bedrooms and a bathroom with a white suite including a shower to the bath. There is an enclosed flagged rear yard including two out-buildings.

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, the property comprises in further detail:



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GROUND FLOOR

ENTRANCE VESTIBULE

With a traditional front entrance door including an oval glass pane. Stained and leaded top light. Mat well. Inner door through to the:

LIVING ROOM

15'6" (maximum) x 13'2" With UPVC sealed unit double glazing and a double central heating radiator. Stone hearth and a point for a gas fire. Fitted timber over mantle. There is a fitted living gas open coal style fire which is not working. Built-in alcove base cupboard providing a display surface. Deep built-in store place under stairs.

FITTED KITCHEN

12'5" x 6'10" Well equipped with a range of base and wall units in oak style providing contrasting granite effect worktop surfaces having mosaic tiled surrounds. One and a half bowl stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Fitted Stoves double range oven in stainless steel finish including a grill and seven ring gas hobs. Fitted extractor hood above in a stainless steel finish canopy. Slate tiled flooring. Double central heating radiator and a wall mounted Vokera gas combination central heating boiler. UPVC sealed unit double glazing. Traditional timber external door including sealed unit double glazing.

FIRST FLOOR

LANDING

With a wall mounted slimline electric radiator.

BEDROOM ONE

11'8" x 8'2" (maximum) with UPVC sealed unit double glazing and a double central heating radiator.

BEDROOM TWO

12'6" x 8'7" With UPVC sealed unit double glazing and a double central heating radiator. Built-in wardrobe/cupboard with a cupboard above.

BATHROOM

With a three piece white suite comprising a panelled enamelled bath having a full height tiled surround and a Mira independent shower together with a pedestal wash basin and a low suite WC. Fitted mirror. UPVC sealed unit double glazing. Double central heating radiator. Built-in cupboards.

OUTSIDE

There is an enclosed flagged rear yard including two useful out-buildings.

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: RAH270226

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

UTSIDE

There is an enclosed flagged rear yard. Two stone outbuildings.



Energy performance certificate (EPC)

24, George Street
SKIPTON
BD23 2PN

Energy rating

D

Valid until: **8 May 2028**

Certificate number: **0718-1089-6215-7298-8900**

Property type	Mid-terrace house
Total floor area	60 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	67 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.