

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



36 Long Meadow, Skipton BD23 1BW  
Asking Price: £309,950



+ 3



+ 1



- No Forward Chain
- Private Driveway
- Detached Garage
- South Facing Rear Garden
- Three Bedroom Semi Detached

This attractively improved and well equipped traditional three bedroomed semi-detached house is pleasantly situated in a very popular residential area between 'Regents' and Harrogate Road whilst only circa three quarters of a mile away from Skipton town centre.



Enjoying fine long distance southerly views at the rear across the valley towards the moors, this very appealing home includes gas central heating together with UPVC sealed unit double glazing and is strongly recommended for inspection.

The property offers briefly - an entrance hall, an open plan inner hall, a living room enjoying fine southerly views and a well equipped fitted dining kitchen including white fronted units with built-in appliances whilst on the first floor are three bedrooms (two enjoying superb long distance southerly views towards the hills and moors across the valley) and a shower room with a white suite. There is a lawned front garden and a private driveway giving access to a single garage. The attractive rear garden is planned primarily on two levels and enjoys fine southerly aspects.

The historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shops, amenities, services and recreational facilities together with excellent primary and secondary schooling.

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

#### GROUND FLOOR

##### ENTRANCE HALL

With UPVC sealed unit double glazing and a matching front entrance door. Central heating radiator. Staircase off to the first floor. Wood effect flooring.

##### OPEN PLAN INNER HALL

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With a built-in store cupboard under the stairs and through to:

#### LIVING ROOM

16' (maximum) x 11'8" with UPVC sealed unit double glazing. Long distance southerly views. Matching external door to the rear garden. Double central heating radiator. Living gas open coal fire and a light marble hearth.

#### FITTED DINING KITCHEN

12'6" x 9' well equipped with a range of white fronted base and wall units providing contrasting oak block worktop surfaces having tiled surrounds. Stainless steel sink and drainer unit. Built-in oven with a four ring gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Plumbing for an automatic washing machine. Double central heating radiator. Wall mounted Ideal gas combination central heating boiler. Dual aspect UPVC sealed unit double glazing including a matching side external door.

#### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11'2" x 9'8" with UPVC sealed unit double glazing and a double central heating radiator.

#### BEDROOM TWO

13' x 9'9" with UPVC sealed unit double glazing. Superb long distance southerly views towards the moors and hills across the valley. Double central heating radiator.

#### BEDROOM THREE

9'9" x 6' with UPVC sealed unit double glazing. Superb views as described above. Central heating radiator.

#### SHOWER ROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a shower cubicle incorporating a thermostatic shower. Contrasting mermaid wall panelling and partial wall tiling. UPVC sealed unit double glazing. Ladder central heating radiator. Shaver point. Extractor fan. Built-in store/linen cupboard.

#### OUTSIDE

There is a lawned front garden.

A private tarmac driveway also extends along the side of the house giving access to a:

#### SINGLE GARAGE

Attractive rear garden enjoying fine southerly aspects and planned primarily on two levels including a generous flagged sun terrace/patio providing a very pleasant sitting-out area whilst at lower level is a lawn with shrubs/bushes.

#### COUNCIL TAX BAND

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

#### 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

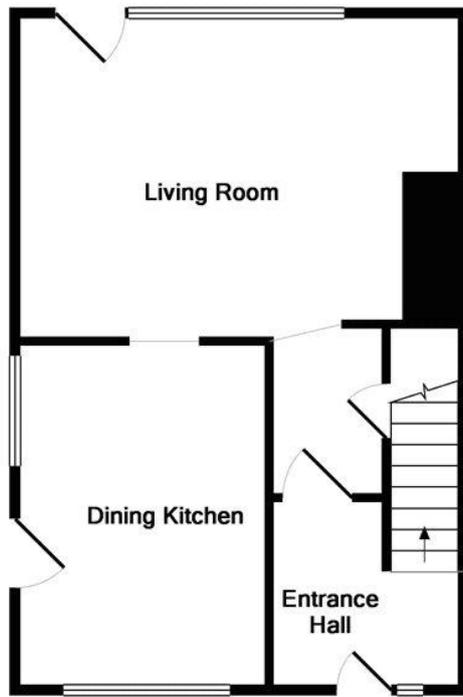
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable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

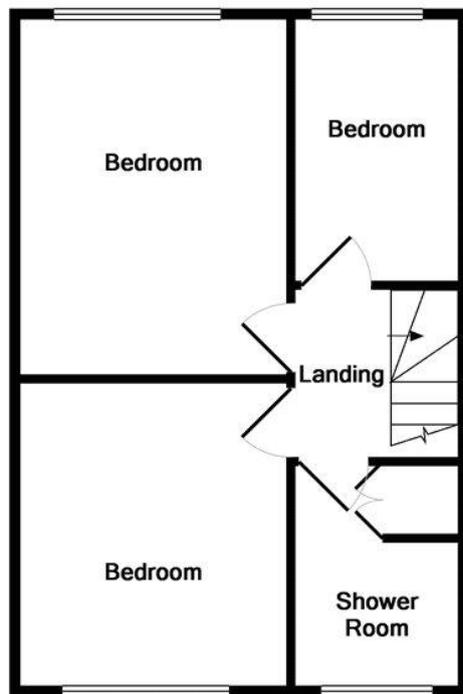
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 36, Long Meadow<br>SKIPTON<br>BD23 1BW | Energy rating<br><b>D</b> | Valid until: <b>22 February 2027</b>                |
|  |                           | Certificate number: <b>8073-7222-5400-8007-3926</b> |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 72 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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.