

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



154 Keighley Road, Skipton BD23 2QT
Asking Price: £185,000



+ 3

+ 1



- Substantial three bedroom terraced.
- Fantastic Views.
- Large Dining Kitchen.
- Quality Features throughout.
- Vacant / No onward Chain !

Including a superb full width dining kitchen extension at the rear, this substantial garden fronted traditional terraced property provides extremely well appointed three bedroom accommodation. With two reception rooms and standing in a delightful position overlooking the Leeds/Liverpool canal at the front and backing onto the recreation grounds / park at the rear enjoying long distance views beyond.



With on street parking at the rear, this very appealing home certainly represents an exciting opportunity for those searching for a three bedroomed family-sized home within walking distance of the town. The accommodation comprises very briefly:

An entrance hall. Front sitting room with double doors leading through into a spacious dining/living room with open archway leading to a spacious modern fitted dining kitchen. A first floor landing leads to three well planned bedrooms and a modern bathroom with three piece suite including shower over the bath. There is a small but attractive garden frontage together with an enclosed rear yard/patio area providing a delightful sitting-out space overlooking the park at the rear.

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 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 cafes 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 United Kingdom.



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Equipped with mains gas central heating and UPVC sealed unit double glazing throughout, this traditional stone built terraced property has much to commend it and the accommodation is described in further detail:

GROUND FLOOR

ENTRANCE HALL

With bamboo flooring. Central heating radiator. Part glazed timber entrance door with matching light over. Decorative ceiling coving and archway. Dado rails. Useful built-in store cupboard under the stairs.

SITTING ROOM

15' x 12' Having polished wood fireplace surround. Bamboo flooring. UPVC sealed unit double glazed window. Decorative ceiling coving and rose. Tall designer column style radiator. Twin multi-paned glazed doors leading to:

LIVING / DINING ROOM

13'5" x 10'9" With bamboo wood flooring. Open staircase leading off to the first floor with spindled balustrade. Recessed fireplace. Tall designer column style central heating radiator. Archway leading through to:

DINING KITCHEN

15'4" x 17'5" Superbly appointed with a comprehensive range of fitted wall and base units incorporating woodgrain finish fronts together with complementary granite effect worktop surfaces. Storage unit with sliding shelving. Candy built-in oven with matching five ring gas hob together with a contemporary canopy style extractor hood over. One and a half bowl stainless steel sink with mixer tap. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Central heating boiler. Tiled flooring. Space for a dryer. Space for a tall fridge freezer. UPVC sealed unit double glazed window enjoying a pleasant view over the park at the rear together with a matching UPVC sealed unit double glazed stable style rear entrance door. Tall designer column style central heating radiator.

FIRST FLOOR

LANDING

With useful built-in cupboard. Loft hatch.

BEDROOM ONE

11'9" x 8'8" UPVC sealed unit double glazed window enjoying impressive open views over the park and towards Carleton moor. Modern fitted wardrobes. Dado rails. Wall light point. Central heating radiator.

BEDROOM TWO

13'1" x 8'9" With UPVC sealed unit double glazed window enjoying views over the Leeds/Liverpool canal. Central heating radiator.

BEDROOM THREE

9'6" x 8'9" With UPVC sealed unit double glazed window also enjoying a view over the Leeds/Liverpool canal. Central heating radiator.

BATHROOM

Well equipped with a white three piece suite comprising low suite WC, pedestal hand wash basin and a panelled bath with mixer taps/shower attachment. Complementary wall tiling. UPVC sealed unit double glazed window incorporating privacy glass. Towel radiator.

OUTSIDE

To the front there is a small planted garden area whilst at the rear there is an enclosed yard/patio area providing a pleasant sitting-out space with views over the park and towards the hills beyond. Cold water tap. External lighting. Street parking is available at the rear.

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: MGLEDHILL17326

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



Energy performance certificate (EPC)

154, Keighley Road SKIPTON BD23 2QT	Energy rating	Valid until:	3 October 2029
	D	Certificate number:	9446-2854-6101-9701-0311

Property type	Mid-terrace house
Total floor area	90 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		82 B
69-80	C		
55-68	D	66 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.