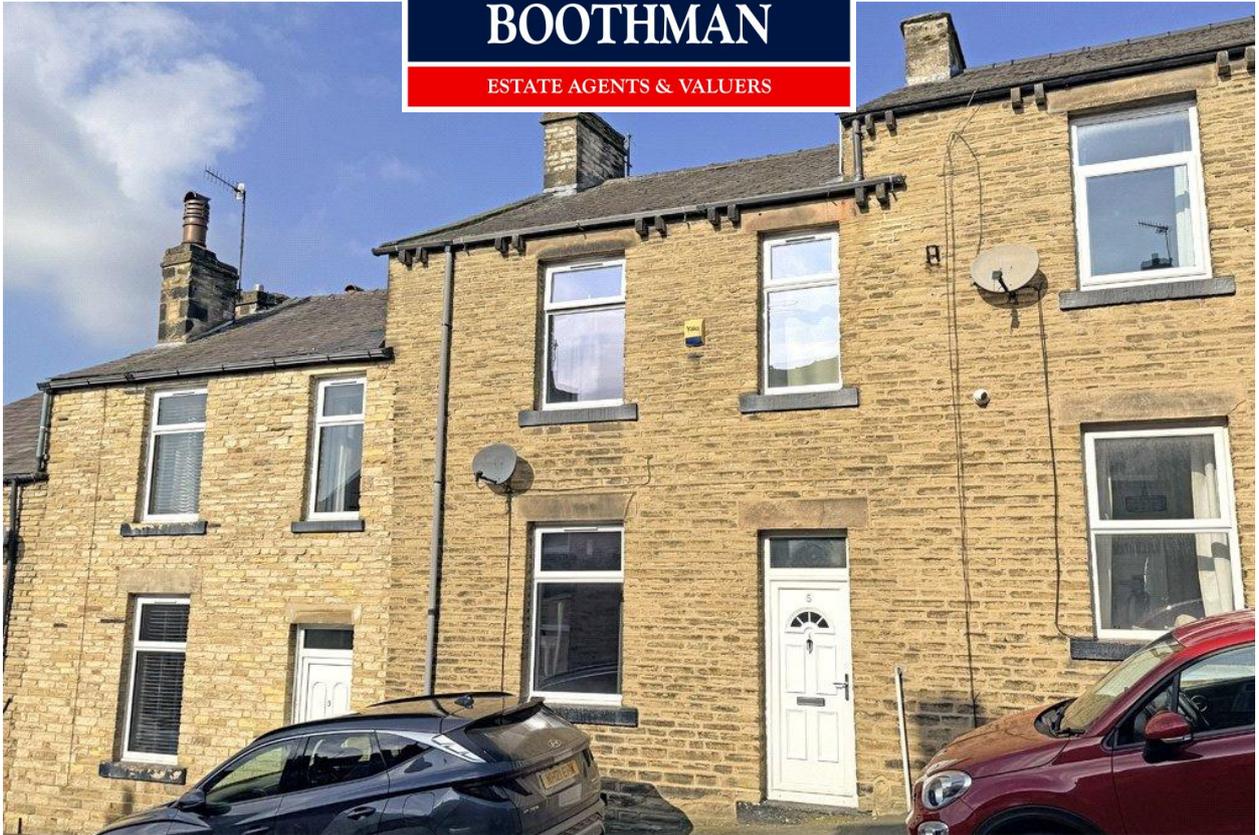


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Dawson Street, Skipton, North
Yorkshire BD23 2PL
Asking Price: £179,950



+ 3



+ 1



- No Forward Chain
- Two Reception Rooms
- Kitchen
- Extension
- Three Bedrooms

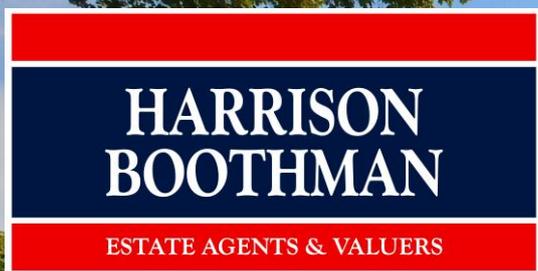
Including a kitchen extension and two reception rooms, this traditional three bedroomed stone terraced house is very conveniently situated at the lower end of Dawson Street in a popular residential area only a few minutes walking distance away from Skipton town centre shops, amenities, and services nearby.



With the benefit of gas central heating and UPVC sealed unit double glazing, this attractively improved property is strongly recommended for inspection, comprising very briefly:

An entrance hall, a living room open through to a dining room, useful keeping cellar and a superbly appointed dining kitchen with white fronted wall and base units incorporating built in appliances. Whilst on the first floor a landing leads to three well planned bedrooms and a three-piece house bathroom including a shower over the bath. At the rear of the property is an enclosed rear garden. Street parking is readily available.

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.



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Certainly providing an attractive opportunity, the property has much to commend it, comprising in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazing. Double central heating radiator. Cloaks rail. Staircase off to the first floor. Wood effect flooring.

LIVING ROOM

13'9" (maximum) x 10' with UPVC sealed unit double glazing. Double central heating radiator. Fireplace with a fitted gas fire. Built-in base cupboards to both side alcoves. Ceiling cornices. Archway through to:

DINING ROOM

13' x 12'8" with UPVC sealed unit double glazing. Double central heating radiator. Fitted gas fire on a tiled hearth. Built-in floor to ceiling cupboards to both side alcoves also including a Main gas combination central heating boiler. Wood effect flooring.

KEEPING CELLAR

With electric light, fitted shelves and a stone shelf.

KITCHEN EXTENSION

14'1" x 6'10" Superbly appointed range of white fronted wall and base units with contrasting granite effect worktop surfaces having tiled surrounds. One and half bowl sink and drainer unit. Built in Beko electric oven with matching four ring ceramic hob and extractor over. Integrated Beko dishwasher. Plumbing for an automatic washing machine. Recessed ceiling spotlights. UPVC sealed unit double glazing. UPVC sealed unit double glazed rear door. Central heating radiator. Wood effect flooring.

FIRST FLOOR

LANDING

With a spindled balustrade. UPVC sealed unit double glazing. Built-in cloaks/store cupboard.

BEDROOM ONE

11'4" x 10'7" with UPVC sealed unit double glazing and a central heating radiator.

BEDROOM TWO

11'6" x 6'10" with UPVC sealed unit double glazing and a central heating radiator.

BEDROOM THREE

9'4" x 6'2" with UPVC sealed unit double glazing and a central heating radiator.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and fitted bath with dual head thermostatic shower and glass shower screen. Chrome central heating towel radiator. Built in linen cupboard. Recessed ceiling spotlights. Extractor fan. Tile effect flooring.

OUTSIDE

There is an enclosed concreted rear yard including a raised corner flower bed.

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.

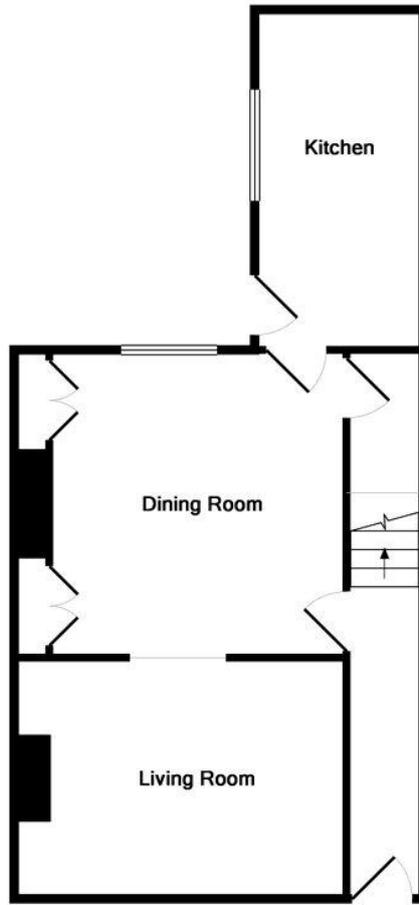
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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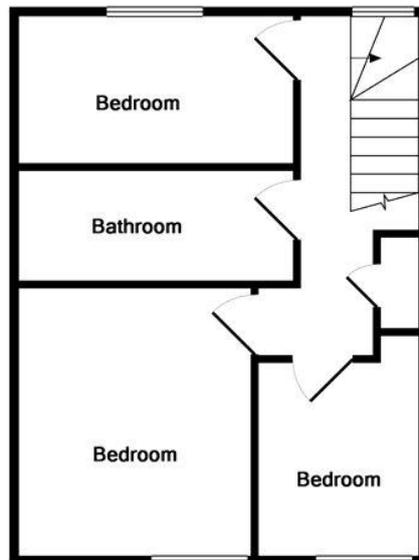
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







GROUND FLOOR



1ST FLOOR

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)

5, Dawson Street SKIPTON BD23 2PL	Energy rating	Valid until: 6 November 2029
	D	Certificate number: 9475-2825-6897-9901-3231

Property type	Mid-terrace house
Total floor area	85 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		87 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.