

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



31 Neville Street, Skipton BD23 2EU
Asking Price: £217,500



+ 3



+ 1



- NO ONWARD CHAIN
- Three good sized bedrooms
- Stone built character terrace
- Spacious living accommodation
- Well-appointed throughout
- Enclosed stone flagged patio

Imaginatively extended on the ground floor, this traditional stone terraced house provides attractive and well equipped three bedroomed accommodation of particular merit which is very strongly recommended indeed for internal inspection.



Including gas central heating, UPVC sealed unit double glazing and charming period features, this very appealing home is pleasantly situated in a popular residential area which is located only a few minutes walking distance away from Skipton's bustling High Street nearby.

Described briefly, the property provides:

An entrance hallway, a sitting room, a spacious dining room with a coal effect gas fire and a well-appointed kitchen with fitted wall and base units whilst to the first floor there are three good sized bedrooms along with the well-appointed shower room. To the rear of the property there is an enclosed rear yard with a stone flagged patio.

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 United Kingdom.



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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

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

ENTRANCE HALLWAY

Sealed unit UPVC front entrance door. Central heating radiator. Dado rail. Feature archway. Oak effect flooring.

SITTING ROOM

11'9" x 10'11" with oak effect flooring. Picture rail. Central heating radiator. Sealed unit UPVC double glazed window. Wall mounted electric fire. Wall lights.

DINING ROOM

15'7" x 12'11" with oak effect flooring. Delf shelf. Wall lights. Sealed unit UPVC double glazed window. Central heating radiator. Wall mounted coal effect gas fire with a stone hearth and mantle. Useful understair storage cupboard.

KITCHEN

14'8" x 6'9" with a sealed unit UPVC double glazed window and matching rear entrance door. Fitted wall and base units with contrasting granite effect worktops and matching upstands. Recess for fridge/freezer. Plumbing for a washing machine. Plumbing for a dishwasher. Stainless steel one and a half bowl sink and drainer with a chrome mixer tap. Stainless steel fan assisted oven with a matching five ring gas hob above and a matching extractor canopy over.

FIRST FLOOR

LANDING

Central heating radiator. Loft access.

MASTER BEDROOM

13'5" (not into wardrobe) x 11'3" with a sealed unit UPVC double glazed window. Central heating radiator. Fitted wardrobing with a wall mounted Baxi gas fired combination boiler. Fitted dressing table and shelving.

BEDROOM

10'1" x 7'8" with a sealed unit UPVC double glazed window. Central heating radiator.

BEDROOM

10' x 7'8" with a sealed unit UPVC double glazed window. Central heating radiator.

SHOWER ROOM

Partial wall tiling and mermaid boarding. Low suite w/c. Vanity wash basin with storage underneath. Large walk in shower with a chrome thermostatic shower. Chrome heated towel rail. Extractor fan.

OUTSIDE

To the front there is a small garden frontage with a flowerbed and paving. To the rear there is an enclosed stone flagged patio with a water tap.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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

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.

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

Ref: JT20032026

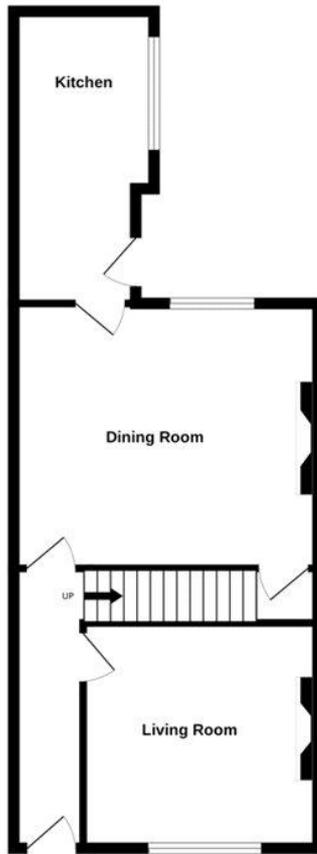
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

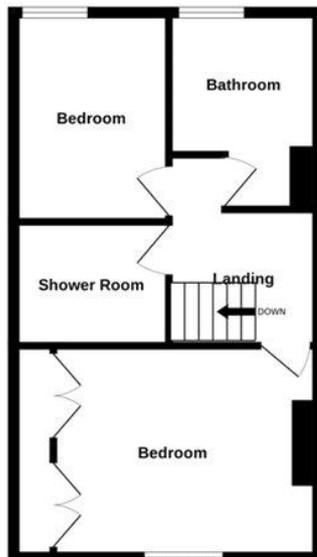
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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)

31 Neville Street SKIPTON BD23 2EU	Energy rating D	Valid until: 18 March 2036
		Certificate number: 0350-2148-2670-2296-4031

Property type	Mid-terrace house
Total floor area	89 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 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

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