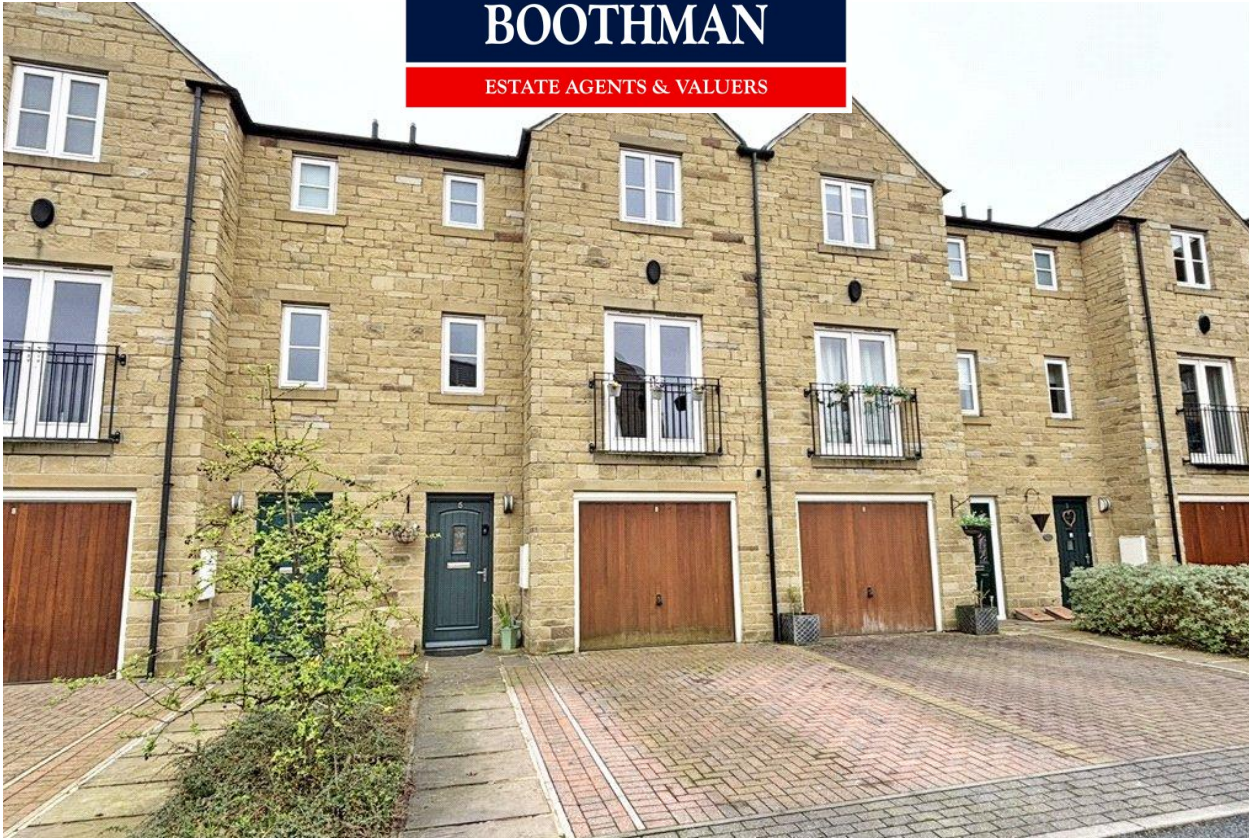


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Toller Court, Skipton, North
Yorkshire BD23 2HH
Asking Price: £365,000



+ 4



+ 2



- Exclusive cul-de-sac development
- Spacious and versatile townhouse
- Private parking and integral single garage
- South facing rear garden
- Level walk into the town centre
- Well-appointed throughout

Conveniently positioned in this exclusive cul-de-sac development just off Newmarket Street only a short level walk from the centre of Skipton, this extremely well appointed modern town-house provides spacious and versatile four bedroom en-suite accommodation including the great advantage of a very attractive south facing rear garden, private driveway parking and a good sized integral single garage.



Thoughtfully planned over three floors being equipped with stylish and contemporary fixtures and fitting throughout whilst offering an imaginative internal layout ideal for families and/or those working from home, this very appealing property certainly represents an exciting opportunity and the accommodation comprises very briefly:

Reception hall, ground floor WC/cloaks room, fitted utility room, ground floor double bedroom (or spacious home office), first floor landing leading to a superb open plan living room with Juliet balcony and large opening through to a spacious dining kitchen overlooking the rear garden and with good range of integrated appliances. To the second floor there are three well planned bedrooms including a stylish ensuite shower room to the master bedroom together with a superbly appointed house bathroom. Outside the property includes a private block paved driveway leading to the integral single garage with remote controlled door. At the rear the property enjoys a very attractive south facing garden providing a particularly appealing feature with lawn and patio areas.

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 cafes in addition to having well



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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 towns 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.

Equipped with gas central heating, sealed unit double glazing and a high level of thermal insulation resulting in excellent energy efficiency and lower running costs, the accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With substantial composite front entrance door including a leaded glazed panel. Stairs leading off to the first floor with attractive spindled balustrade. Recessed ceiling spotlights. Central heating radiator. Built-in airing cupboard/store cupboard housing the modern hot water cylinder and a fitted light.

GROUND FLOOR WC/CLOAK ROOM

Superbly appointed with a stylish modern white suite comprising a low suite WC and a floating hand wash basin incorporating a mixer tap. Partial limestone effect wall tiling. Granite effect floor tiling. Recessed ceiling spotlight. Wall mounted extractor fan. Central heating radiator.

UTILITY ROOM

Well equipped with a range of stylish modern fitted wall and base units with gloss finish fronts and granite effect worktop surfaces with matching up-stands. Stainless steel sink and drainer unit. Plumbing for washing machine. Space for a condenser dryer. Wall mounted extractor fan. Wall mounted Vaillant gas central heating boiler. Karndean slate tile effect flooring. Central heating radiator. Multi-paned double glazed rear entrance door leading to the garden.

GROUND FLOOR BEDROOM FOUR

10' x 9'10" a good sized room suitable for a variety of uses. Sealed unit double glazed window overlooking the rear garden. Central heating radiator. TV point.

FIRST FLOOR

LANDING

With attractive spindled balustrade including stairs leading off to the second floor. Sealed unit double glazed window. Central heating radiator. Recessed ceiling spotlights.

SPACIOUS OPEN PLAN LIVING ROOM

18'7" x 10' - a very attractive room including twin sealed unit double glazed doors adjoining a superb Juliet balcony to the front. Central heating radiator. TV point. Large opening through to:

SPACIOUS DINING KITCHEN

16'6" x 9'8" superbly appointed with a range of stylish modern fitted wall and base units including contemporary flush finish fronts with a contrasting dark granite worktop surface together with matching up-stands. Soft close mechanism to drawers. One and a half bowl Blanco stainless steel sink and drainer unit. AEG brushed stainless steel electric oven/grill. Matching brushed stainless steel AEG four ring gas hob. Complementary splash-back. Stainless steel canopy style extractor hood. Contemporary LED spotlighting mounted under wall cupboards. Integrated Zanussi fridge/freezer. Integrated Zenith dishwasher. Carousel style corner base cupboard. Recessed ceiling spotlights. Karndean slate tile effect flooring. Central heating radiator. Sealed unit double glazed window overlooking the rear garden together with a large matching feature window. TV point.

SECOND FLOOR

LANDING

With spindled balustrade. Recessed ceiling spotlights. Loft hatch with drop down ladder leading to a boarded loft space. Deep built-in storage cupboard including a fitted light, shelving and a hanging rail.

MASTER BEDROOM

11'3" x 9'10" (plus door recess) with sealed unit double glazed window. Central heating radiator. TV point. Semi-vaulted ceiling. Door leading to:

STYLISH EN-SUITE SHOWER ROOM

Superbly appointed with a contemporary modern white suite comprising low suite WC with concealed cistern, floating hand wash basin and a shower enclosure incorporating a chrome mixer shower with drench shower head. Partial limestone effect wall tiling including a useful recessed shelf area. Complementary limestone effect floor tiling. Recessed ceiling spotlights. Ceiling mounted extractor fan. Sealed unit double glazed window. Chrome central heating radiator. Shaver point.

BEDROOM TWO

9'9" x 9'8" with sealed unit double glazed window. Central heating radiator.

BEDROOM THREE

9'8" x 6'6" with sealed unit double glazed window. Central heating radiator.

HOUSE BATHROOM

Superbly appointed with a luxurious modern white suite comprising low suite WC including concealed cistern, floating hand wash basin and a panelled bath incorporating a central mixer tap. Partial stone effect wall tiling including a recessed full width shelf. Stardust granite effect floor tiling. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome central heating radiator. Shaver point.

OUTSIDE

To the front there is a stone paved pathway leading to the front entrance together with an attractive adjoining planted border. Outside light. Block paved driveway providing easy off-street parking leading to the:

SINGLE GARAGE

18'3" x 10' with remote controlled electric up and over door. Light and power.

To the rear there is an attractive enclosed rear garden area enjoying a superb southerly aspect including a lawn together with stone flagged pathways/patio area. Substantial stone built rear boundary wall with steps providing rear pedestrian access. Outside tap. Outside light. Outside power.

COUNCIL TAX BAND

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

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

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.

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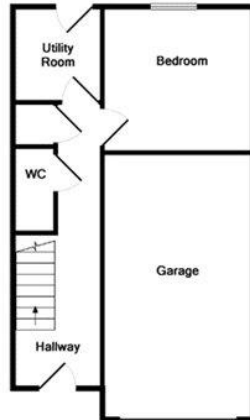
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

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



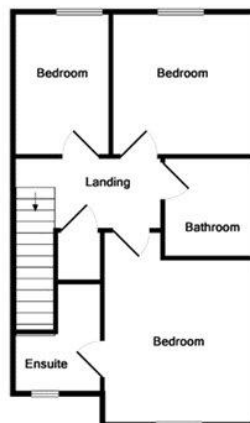




GROUND FLOOR



1ST FLOOR



2ND 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 Toller Court SKIPTON BD23 2HH	Energy rating	Valid until: 15 November 2031
	C	Certificate number: 9361-3911-2209-2749-4204

Property type	Mid-terrace house
Total floor area	110 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 C. 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	77 C	
55-68	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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