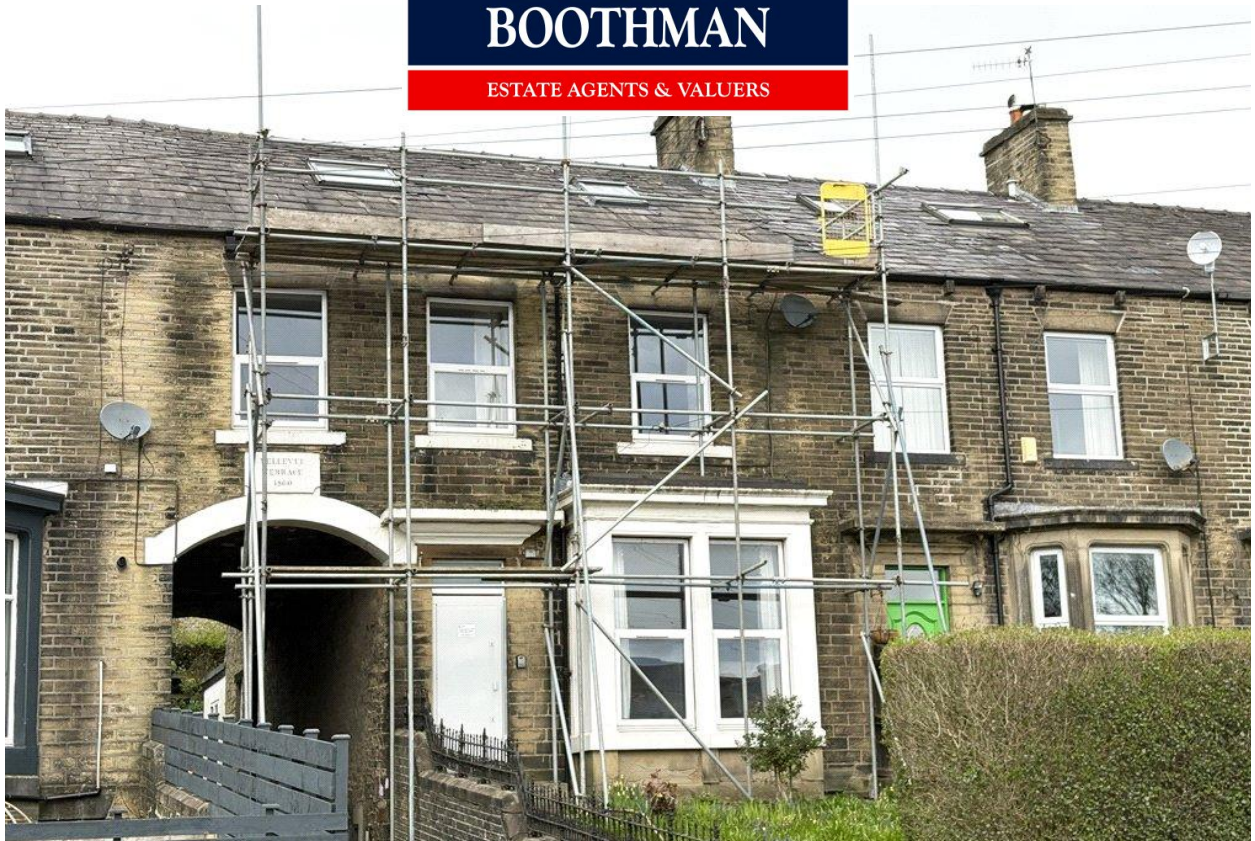


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



24 Belle Vue Terrace, Broughton Road,  
Skipton BD23 1RU  
Asking Price: £225,000



+ 6



+ 3



- No Forward Chain
- Six Bedrooms
- Former HMO
- Short Walking Distance To Train Station
- Canal Views

Backing onto the Leeds/Liverpool canal and situated adjacent to the historic Glista Mill, this unusually spacious Victorian six bed stone terraced house is now in need of significant modernisation and improvement although offers a very rare opportunity to purchasers seeking to refurbish a property of this type entirely in accordance with personal choice of specification.



This family sized property is situated only a few minutes walking distance away from Skipton town centre shops, amenities and services whilst Aireville Park and the railway station are also nearby. Formerly an HMO, this property presents an exciting opportunity to be restored to a high yield multi let residence once modernised and subject to the appropriate consents.

Including gas central heating and UPVC sealed unit double glazing, this unique property offers very briefly:

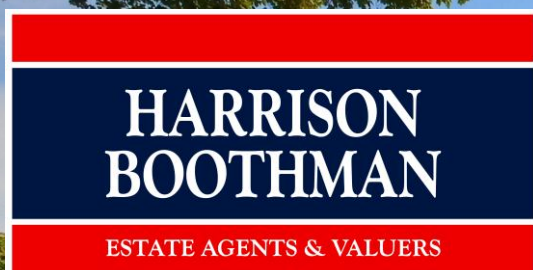
An entrance vestibule, an entrance hall, a sitting room, a dining room, a rear entrance hall, a kitchen, and a good-sized cellar whilst on the first floor are four bedrooms and two wet rooms. On the second floor is a landing area and an attic fifth and sixth bedroom with Velux windows, a further attic room and a three-piece shower room. There is a raised front garden including flowerbeds and bushes whilst at the rear of the house is an enclosed rear yard.

Surrounded by beautiful open countryside, 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.

The property comprises in further detail:

GROUND FLOOR

ENTRANCE VESTIBULE



Harrison Boothman Estate Agents & Valuers  
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With UPVC front entrance door. Internal glazed door through to:

#### ENTRANCE HALL

With staircase leading to first floor half landing. Enclosed staircase leading down to cellar. Central heating radiator.

#### LIVING ROOM

15' x 13'10" With UPVC sealed unit double glazed bay window. Feature fireplace with stone hearth.

#### DINING ROOM

14'11" x 12'04" With UPVC sealed unit double glazing. Central heating radiator. Stone fireplace with alcove cupboards.

#### REAR ENTRANCE HALL

11'04" x 8'11" With UPVC rear entrance door. Dual aspect UPVC sealed unit double glazing. Central heating radiator.

#### KITCHEN

9'10" x 9'02" With a range of fitted wall and base units incorporating granite effect worktop surfaces. Stainless steel sink and drainer unit. Dual aspect UPVC sealed unit double glazing.

#### LOWER GROUND FLOOR

##### CELLAR

13'03" x 12'03" With timber glazed window.

##### STORE

10' x 4'06" With wall mounted gas boiler.

#### FIRST FLOOR

##### HALF LANDING

With UPVC sealed unit double glazing. Spindle balustrade.

##### WET ROOM

With low suite w/c, pedestal hand wash basin, independent electric shower, and shower curtain. Wall tiles. UPVC sealed unit double glazing. Extractor fan. Central heating radiator.

##### SEPARATE W/C

With plumbing for a w/c. UPVC sealed unit double glazing.

#### LANDING

with staircase leading to 2nd floor including understairs storage. Central heating radiator.

#### BEDROOM ONE

14'11" x 12'05" With UPVC sealed unit double glazing. Central heating radiator. Pedestal hand wash basin. Built in wardrobe.

#### BEDROOM TWO

13'09" x 9'09" With UPVC sealed unit double glazing. Central heating radiator. Pedestal hand wash basin. Two built in wardrobes.

#### BEDROOM THREE

14'06" x 7'04" With UPVC sealed unit double glazing. Pedestal hand wash basin. Built in wardrobe.

#### BEDROOM FOUR

13'08" x 8'10" With UPVC sealed unit double glazing. Pedestal hand wash basin. Built in wardrobe.

#### WET ROOM

With a low suite w/c, pedestal hand wash basin and a wall mounted thermostatic shower. Wall tiling. UPVC sealed unit double glazing. Central heating radiator. Airing cupboard housing hot water cylinder. Extractor fan.

#### SECOND FLOOR

##### LANDING

With central heating radiator.

##### BEDROOM FIVE

15'03" x 7'06" With Velux. Pedestal hand wash basin. Built in wardrobe. Central heating radiator. Central heating radiator.

##### BEDROOM SIX

15'03" x 11' (maximum) With Velux. Pedestal hand wash basin. Built in wardrobe. Eaves Storage.

##### ATTIC ROOM

13'04" x 9'01" With Velux. Central heating radiator. Built in wardrobe.

##### SHOWER ROOM

With three-piece white suite comprising low suite w/c, pedestal hand wash basin, and shower enclosure housing electric shower. Central heating radiator. Velux. Eaves storage.

##### OUTSIDE

There is an established raised front garden including flowerbeds and bushes.

To the rear of the property is an enclosed rear yard.

#### AGENT NOTES

Please note there is a structural survey available on request.

#### COUNCIL TAX BAND

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

#### 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.

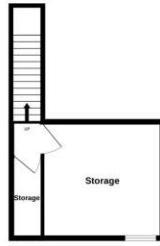
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

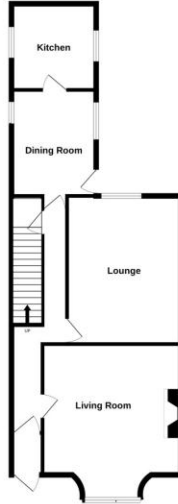




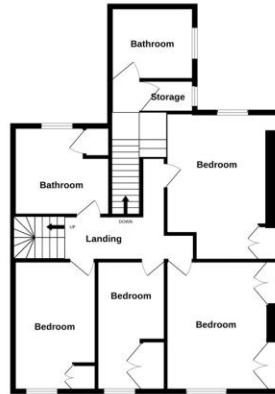
BASEMENT



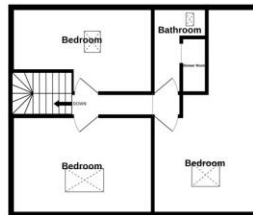
GROUND FLOOR



1ST FLOOR



2ND 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)

24 Belle Vue Terrace  
SKIPTON  
BD23 1RU

Energy rating

**F**

Valid until: **9 August 2032**

Certificate number: **9208-3019-0208-1782-1200**

Property type	Mid-terrace house
Total floor area	207 square metres

### Rules on letting this property

#### **!** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	35 <b>F</b>	
1-20	<b>G</b>		

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.