

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Princes Drive, Skipton, North
Yorkshire BD23 1HL
Asking Price: £349,500



+ 3



+ 2



- Traditional 3 bedroom en-suite
1930's semi-detached house
- Generous garden, private
driveway and single garage
- Superb level location
- Very popular residential area

This traditional 1930's semi-detached house stands in a generous established garden with a private driveway to a single garage and is very pleasantly situated on the level in a well respected residential area just off Otley Road whilst within walking distance of Skipton town centre amenities.

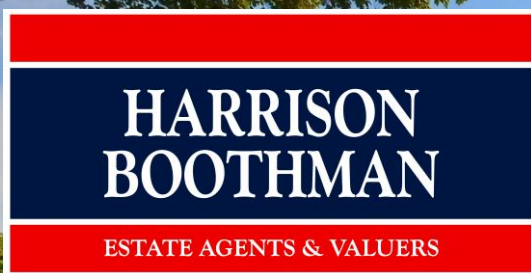


Including gas central heating together with UPVC sealed unit double glazing, the improved three bedroomed en-suite accommodation enjoys fine long distance views at the front across the valley towards the moors.

Certainly providing an exciting opportunity and with significant further potential, this very appealing home is strongly recommended for inspection, comprising briefly:

An open storm porch, an entrance hall, a cloaks/WC, a separate living room and a dining room with an open plan fitted kitchen whilst on the first floor are three bedrooms, an en-suite shower room and a bathroom. To the front of the house is a lawned garden and a private block paved driveway which gives access to a single detached garage. The good sized established rear garden is planned for ease of maintenance - including generous flagged patio areas providing very pleasant sitting out spaces and there is a raised flower bed, a small garden pond, some artificial grass, small trees and a beech hedge.

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 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



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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.

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

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

GROUND FLOOR

ARCHED OPEN STORM PORCH

With black/white mosaic tiled flooring.

ENTRANCE HALL

With UPVC sealed unit double glazing and a matching front entrance door. Vertical central heating radiator. Bamboo wood flooring. Staircase to the first floor with a spindled balustrade. Built-in store cupboard under stairs.

CLOAKS/WC

With a two piece white suite comprising a hand wash basin with a mosaic tiled splash-back and a low suite WC. Tiled flooring. UPVC sealed unit double glazing. Wall mounted Worcester gas combination central heating boiler.

LIVING ROOM

14'10" (into bay) x 12' With a semi-circular UPVC sealed unit double glazed bow window. Fine long distance views at the front across the valley towards the moors. Vertical central heating radiator. Point for a gas fire. Picture rails.

DINING ROOM AND OPEN PLAN FITTED KITCHEN

18'3" x 15'5" (both maximum)

The dining room includes a UPVC sealed unit double glazed square bay window with twin French doors to the attractive rear garden. Two vertical central heating radiators. Raised fireplace recess with a brick interior and a stone flag hearth. Bamboo wood flooring. Open through to the:

The kitchen includes fitted base and wall units together with worktop surfaces. One and a half bowl composite sink and drainer with a pillar tap. Built-in oven and a four ring gas hob. Plumbing for an automatic washing machine. Ladder central heating radiator. Tiled flooring. UPVC sealed unit double glazing to two sides. Recessed ceiling spotlights.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing, a spindled balustrade and a vertical central heating radiator.

MASTER BEDROOM

15'5" (into bay) x 12' With a semi-circular UPVC sealed unit double glazed bow window providing superb long distance views across the valley towards the moors. Vertical central heating radiator. Picture rails.

EN-SUITE SHOWER ROOM

With a three piece white suite comprising a shower cubicle including mermaid wall panelling and a thermostatic shower together with a low suite WC and a hand wash basin having a mosaic tiled splash-back. Tiled flooring. Ladder central heating radiator in chrome finish. Extractor fan.

BEDROOM TWO

11'11" (maximum) x 9'7" (plus recess) With UPVC sealed unit double glazing providing views across gardens at the rear. Two Victorian style central heating radiators. Open recess with a clothes rail and a high level shelf. Fitted ceiling spotlights. Trap door access to the loft space.

BEDROOM THREE

9'4" x 5'11" With UPVC sealed unit double glazing providing superb long distance views across the valley towards the moors. Central heating radiator. Oak flooring. Fitted wall unit with shelves and a cupboard. Picture rails.

BATHROOM

With a three piece white suite comprising a shower bath having a shower to a mixer tap, a curved screen and a full height tiled surround together with a low suite WC and also a hand wash basin which stands on a table unit with a towel rail and a mosaic tiled splash-back. UPVC sealed unit double glazing to two sides. Ladder central heating radiator in chrome finish. Slate tiled flooring. Recessed ceiling spotlight and fitted wall lights.

OUTSIDE

There is a lawned front garden with flowers and a front boundary wall.

PRIVATE BLOCK PAVED DRIVEWAY

Also extending along the side of the house - giving access to the:

SINGLE GARAGE

With electricity sockets and an electric light.

The good sized established rear garden is planned for a ease of maintenance - including generous flagged patios providing very pleasant sitting out areas - together with a raised flower bed, a small garden pond, some artificial grass, small trees and beech hedging.

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. 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.

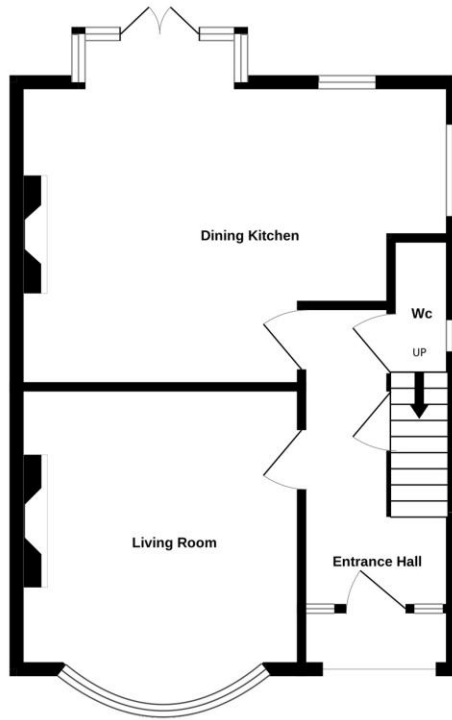
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

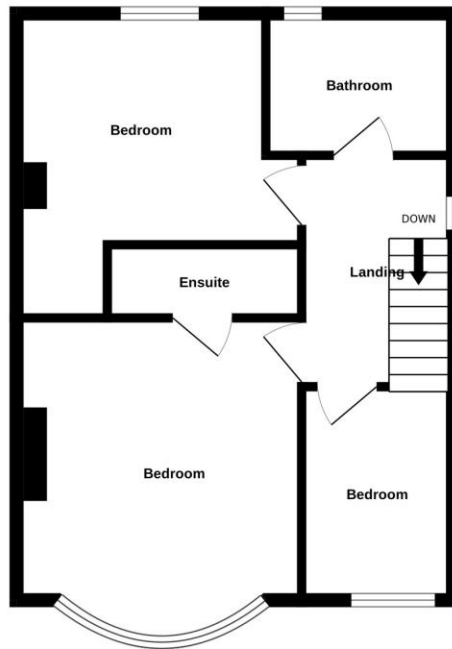




GROUND FLOOR



1ST FLOOR



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

6 Princes Drive
SKIPTON
BD23 1HL

Energy rating

C

Valid until: 20 April 2036

Certificate number: 8736-4424-4600-0169-1226

Property type	Semi-detached house
Total floor area	87 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.