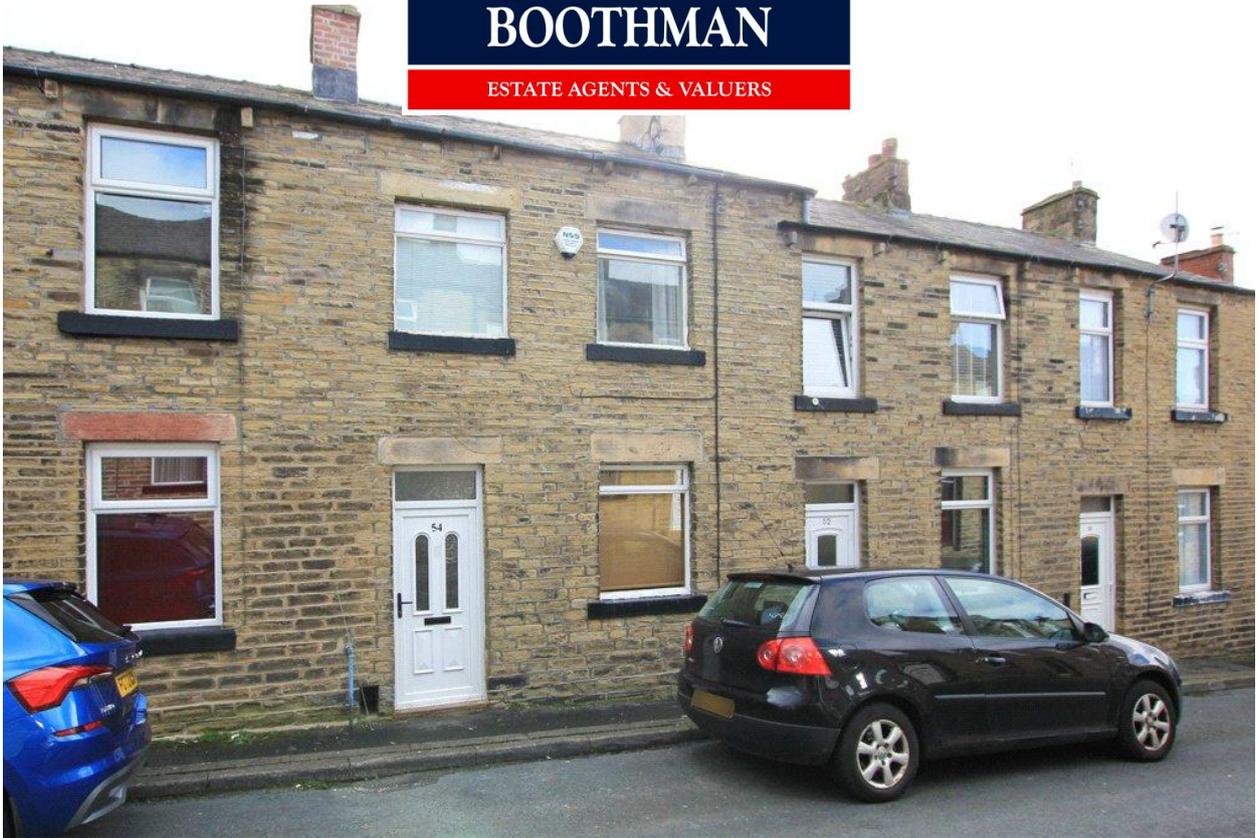


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



54 Russell Street, Skipton BD23 2DX
Asking Price: £176,500



+ 3

+ 1



- Popular 'Middletown' area of Skipton
- No forward chain
- Attractive gas stove effect fire
- Three well planned bedrooms
- Ideal for those requiring work from home/office space
- Good sized rear yard
- Gas central heating
- Sealed unit double glazing
- Security alarm system

Conveniently situated in the ever popular 'Middletown' area of Skipton enjoying pleasant south easterly aspects at the rear, this traditional Victorian through terraced property offers affordable and easy to manage three bedroom accommodation and is available with immediate vacant possession and with no onward chain.



Imaginatively reconfigured to provide three bedroom accommodation, ideal for those now requiring additional home office space for working from home, the property is also equipped with a modern boiler providing gas central heating, a security alarm system and sealed unit double glazing. This very clean and tidy home certainly has much to commend it and the accommodation comprises briefly:

A front sitting room with attractive gas stove effect fire set within a feature exposed brick surround, a modern fitted kitchen with useful built-in store cupboard, a first floor landing leading to three well planned bedrooms and a bathroom with modern white suite including shower hose attachment. Street parking is available to the front whilst to the rear there is a very pleasant enclosed yard area enjoying a delightful south easterly aspect.

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 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



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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.

Strongly recommended for inspection the accommodation comprises in further detail:

GROUND FLOOR

SITTING ROOM

13'8" x 13' With attractive gas stove effect fire set within a recessed opening incorporating stone hearth and exposed brick surround. Sealed unit double glazed window. Central heating radiator. Arched alcove to the left hand side of the fireplace together with a fitted base cupboard to the right hand alcove. UPVC sealed unit double glazed front entrance door. Oak effect laminate flooring.

KITCHEN

12'3" x 7'4" (plus stairs) Equipped with a range of modern cream fronted fitted wall and base units incorporating complementary light wood effect laminate worktop surfaces with ceramic tiling above. Stainless steel sink and drainer unit. Built-in electric oven. Four ring gas hob. Plumbing for an automatic washing machine. UPVC sealed unit double glazed stable style rear entrance door. UPVC sealed unit double glazed window. Wall mounted Baxi gas central heating combination boiler. Slate effect floor tiling. Deep built-in cupboard beneath the stairs equipped with power.

FIRST FLOOR

LANDING

With loft hatch.

BEDROOM ONE

10'3" x 8'7" (both maximum) With sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

10'2" x 6'3" With sealed unit double glazed window. Central heating radiator.

BEDROOM THREE

7'4" x 5'9" (plus bulk-head) With UPVC sealed unit double glazed window. Central heating radiator. Open store area over the bulk-head.

BATHROOM

With three piece white suite comprising low suite WC, pedestal hand wash basin and a panelled bath with mixer tap/shower hose attachment. Attractive wall tiling. UPVC sealed unit double glazed window. Central heating radiator. Extractor fan.

OUTSIDE

Street parking is available to the front whilst to the rear there is an enclosed yard enjoying pleasant south easterly aspects. Steps and handrail leading up to the rear entrance door together with a useful store place underneath. External cold water tap. Gated access onto the cobbled back street beyond.

COUNCIL TAX BAND

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

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

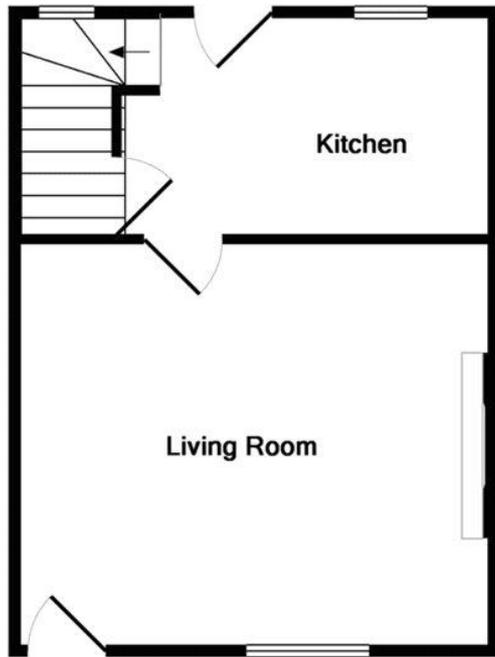
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

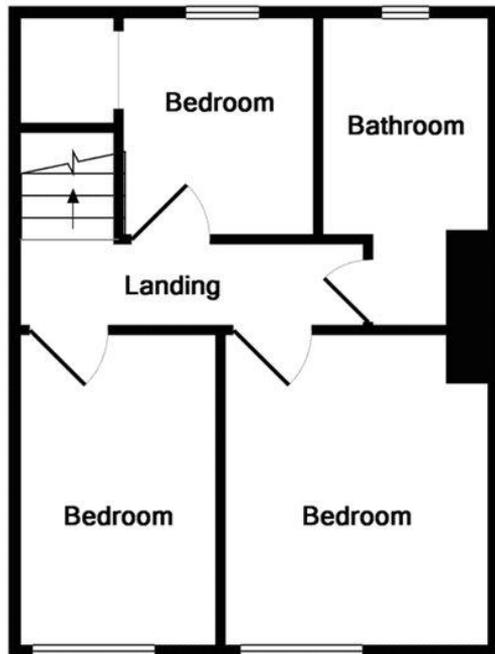
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





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)

54 Russell Street SKIPTON BD23 2DX	Energy rating	Valid until: 5 March 2036
	D	Certificate number: 0360-2426-5570-2806-2941

Property type	Mid-terrace house
Total floor area	58 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		72 C
55-68	D	60 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.