

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



35 Long Meadow, Skipton BD23 1BH  
Asking Price: £349,500



+ 3



+ 2



- Well equipped, improved and versatile dormer style semi-detached
- Ground floor double bedroom, separate music room/study/children's room and 2 further first floor double bedrooms
- Superb level 'Greenacres' location

This well equipped, attractively improved and versatile traditional dormer style semi-detached house is pleasantly situated on the level in the very popular 'Greenacres' residential area less than one mile away from Skipton town centre amenities.



Enjoying fine long distance views at the front across the valley towards countryside and the moors, this very appealing home includes gas central heating together with UPVC sealed unit double glazing and is strongly recommended for inspection, comprising briefly:

An entrance hall, a living room and a dining room with a patio door to the attractive rear garden. A fitted kitchen includes built-in appliances. There is an inner hall, a shower room and a ground floor third double bedroom. The inner hall also has access to the adjoining tandem garage and a very useful separate study/music room or children's room which could also be an occasional fourth bedroom. On the first floor are two further double bedrooms, one including a dressing room or store room and there is also a bathroom with a white suite including a shower to the bath. There is a lawned front garden including flower beds. A private tarmac driveway also extends along the side of the house whilst giving access to the adjoining tandem garage. The enclosed terraced rear garden provides an attractive feature including flower beds, bushes, small trees, a flagged patio immediately behind the house and an additional spacious flagged patio at the upper section of the garden - providing a very pleasant sitting out area whilst also enjoying long distance views across the valley.

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



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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 UK.

Certainly providing an attractive opportunity, this property has much to commend it, comprising in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a traditional front entrance door including a leaded glass pane. Partly glazed inner door through to the:

### LIVING ROOM

17'4" x 11'8" With UPVC sealed unit double glazing providing fine views at the front towards the moors and countryside. Double central heating radiator. Brick fireplace with a substantial timber mantle shelf/lintel and a cast iron multi-fuel stove on a stone flagged hearth.

### DINING ROOM

11'1" x 8' With UPVC sealed unit double glazing including a patio door to the attractive enclosed rear garden. Central heating radiator. Oak flooring. Picture light points.

### FITTED BREAKFAST KITCHEN

13' x 8'2" Well equipped with a range of white gloss fronted base and wall units providing contrasting worktop surfaces and including a breakfast bar with a recess for seating. One and a half bowl Franke sink with a pillar tap. Tiled flooring. Fitted double range oven including a gas hob. Fitted extractor hood above. Integrated dishwasher. Central heating radiator. UPVC sealed unit double glazing to two sides and including an external door to the side elevation. Long distance views at the front towards countryside and the moors.

### INNER HALL

With built-in floor to ceiling cupboards. Staircase to the first floor. Access door to the adjoining tandem garage.

### BEDROOM THREE

12' x 10'6" With UPVC sealed unit double glazing providing views across the rear garden. Central heating radiator. Fitted wardrobes with cupboards above and a matching dressing table unit with a fitted mirror.

### SHOWER ROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a shower cubicle including a Mira independent shower. Full height wall tiling. Slate tiled flooring. UPVC sealed unit double glazing. Ladder radiator in chrome finish.

#### ADJOINING TANDEM GARAGE

23'10" x 8'2" With twin front entrance doors, electric lights, electricity sockets, UPVC sealed unit double glazing and plumbing for an automatic washing machine. Pedestrian access door to the attractive rear garden. Accessed from the rear of the garage is a:

#### STUDY/CHILDREN'S ROOM/MUSIC ROOM OR AN OCCASIONAL FOURTH BEDROOM

14'8" x 8'7" With UPVC sealed unit double glazing to two sides, a double central heating radiator and varnished pine boarded flooring.

#### FIRST FLOOR

##### LANDING

With a deep built-in store place including a Baxi gas central heating boiler.

##### BEDROOM ONE

11'1" x 11' With a UPVC sealed unit double glazed dormer window providing views across gardens at the rear. Central heating radiator. DRESSING ROOM/STORE - 8'10" x 6'3" With access to eaves storage.

##### BEDROOM TWO

9'7" x 9'6" With a UPVC sealed unit double glazed dormer window. Superb long distance views at the front across the valley towards countryside and the moors. Central heating radiator. Built-in cupboard. Trap door access with a retractable ladder to a boarded loft.

##### BATHROOM

With a three piece white suite comprising a double ended built-in bath having a screen and a thermostatic overhead shower together with a low suite WC and there is also a hand wash basin which stands on a vanity cabinet unit. Contrasting full height tiling to two walls. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Shaver point. Built-in linen cupboard above the stairwell.

##### OUTSIDE

There is a lawned front garden including flowerbeds and bushes.

##### PRIVATE TARMAC DRIVEWAY

Also extending along the side of the house - whilst giving access to the adjoining tandem garage as previously described. Outside tap.

The well proportioned enclosed and established terraced rear garden is planned for ease of maintenance including a flagged patio immediately behind the house together with flower beds, bushes, small trees and there is also a spacious stone flagged patio at the upper section of the garden providing a very pleasant

sitting out area whilst also enjoying long distance views across the valley towards the moors and countryside.

#### 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.

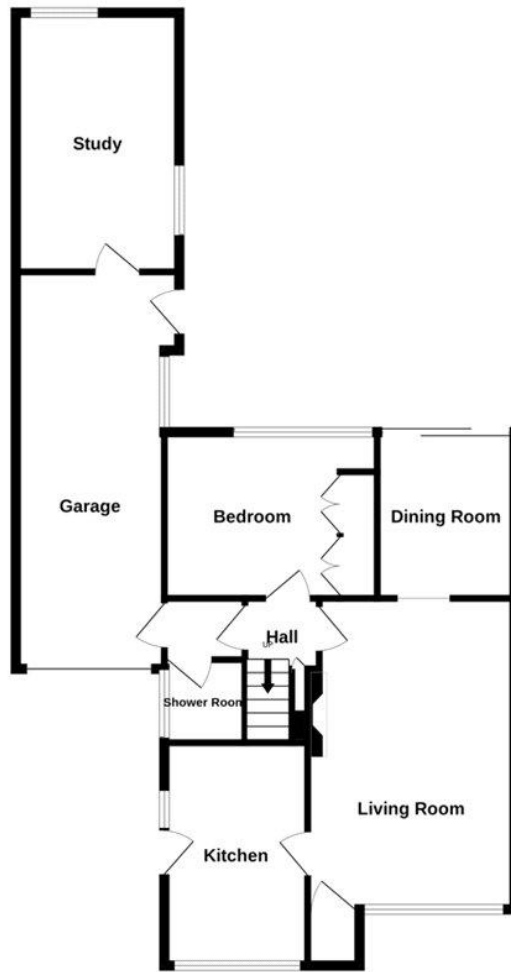
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





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)

35 Long Meadow SKIPTON BD23 1BH	Energy rating <b>C</b>	Valid until: <b>6 April 2036</b>
		Certificate number: <b>4000-5922-0122-5608-3463</b>

Property type	Semi-detached house
Total floor area	98 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	70 C	79 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.