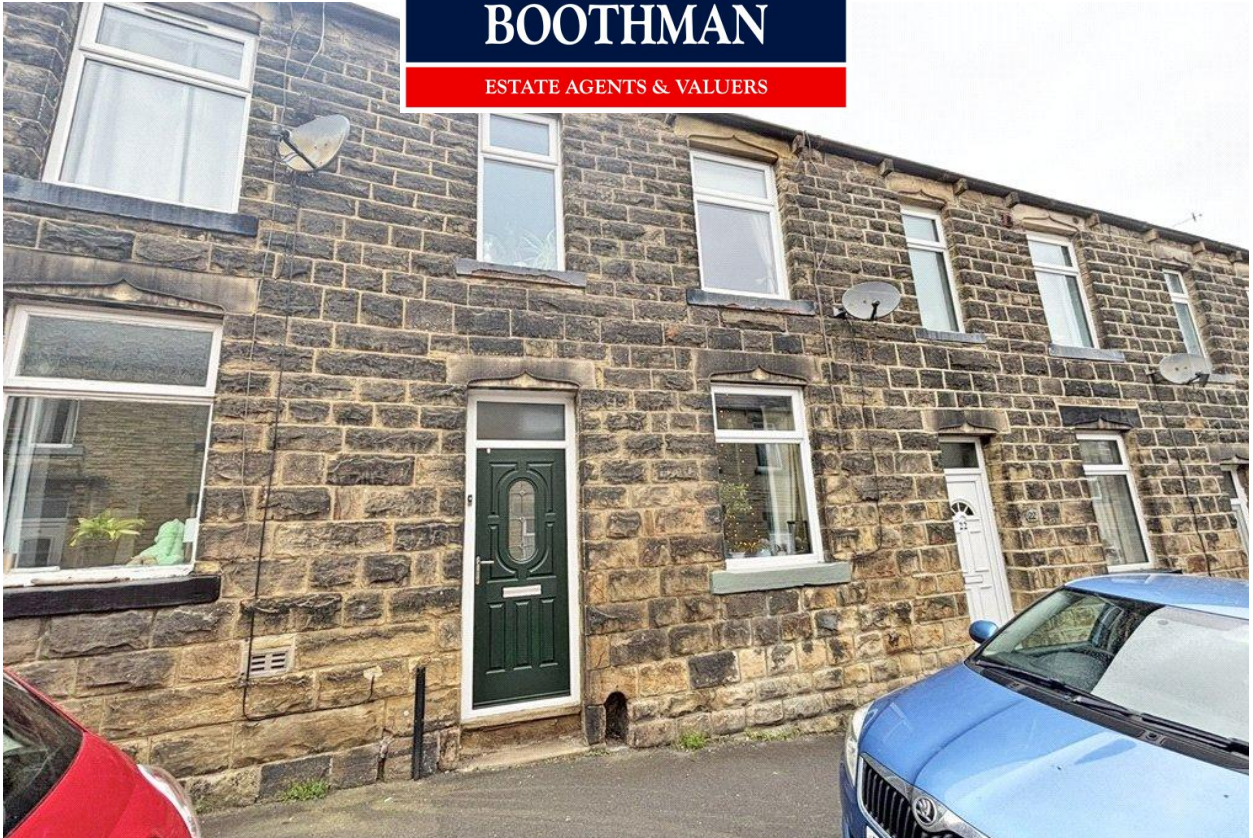


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



24 Cumberland Street, Skipton BD23
2NL
Asking Price: £159,950



+ 2



+ 1



- Traditional stone terraced home
- Two good sized bedrooms
- Well-presented throughout
- Concrete rear yard
- Convenient location within Skipton
- Ideal for first time buyers

A superb opportunity to purchase this attractive and well equipped traditional two bedroomed stone terraced house set in this convenient location within Skipton. The property would be an ideal purchase for first time buyers.

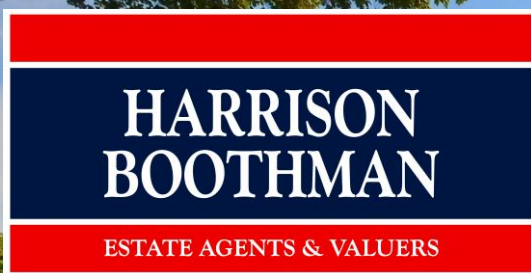


Very strongly recommended for inspection, the property is situated in a popular residential area just off Keighley Road whilst only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby.

Fitted with UPVC sealed unit double glazing and gas fired central heating, this superbly appointed home offers briefly:

A living room and a fitted kitchen with contemporary fitted wall and base units including built-in appliances whilst on the first floor are two good sized bedrooms and a stylish bathroom with a quality four piece suite including both a bath and a separate shower cubicle. There is an enclosed rear yard.

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' three 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 programme of community events and festivals, attracting an ever increasing degree of tourism. In addition,



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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.

This very appealing home certainly provides an excellent opportunity and comprises in further detail:

GROUND FLOOR

LIVING ROOM

15'4" x 12'9" with a composite front entrance door. Central heating radiator. UPVC sealed unit double glazed window. Original fitted alcove wall and base cupboards.

FITTED KITCHEN

12'6" x 7' well equipped with a contemporary range of base and wall units in a cream matte finish providing contrasting granite effect worktop surfaces and tiled surrounds. Logic fan assisted oven. Lamona stainless steel four ring gas hob with a matching extractor canopy over. Plumbing for an automatic washing machine. Central heating radiator. UPVC sealed unit double glazed window. Deep built-in store place under stairs with fitted shelving and a light. UPVC rear entrance door. Wall mounted Worcester gas fired combination boiler.

FIRST FLOOR

LANDING

Loft access. Central heating radiator.

BEDROOM ONE

12'9" x 8'7" with a UPVC sealed unit double glazed window and a central heating radiator. Fitted cupboard.

BEDROOM TWO

12'5" x 7' With a UPVC sealed unit double glazed window and a central heating radiator.

STYLISH BATHROOM

With a four piece suite comprising a ceramic freestanding bath having a tiled surround together with a low suite WC, a vanity wash basin including a tiled splash-back and also a separate walk in shower cubicle having a thermostatic shower and rainfall shower over. UPVC sealed unit double glazed window. Ladder central heating radiator in chrome finish. Fitted ceiling spotlights.

OUTSIDE

There is an enclosed concreted rear yard. To the front on street parking is readily available.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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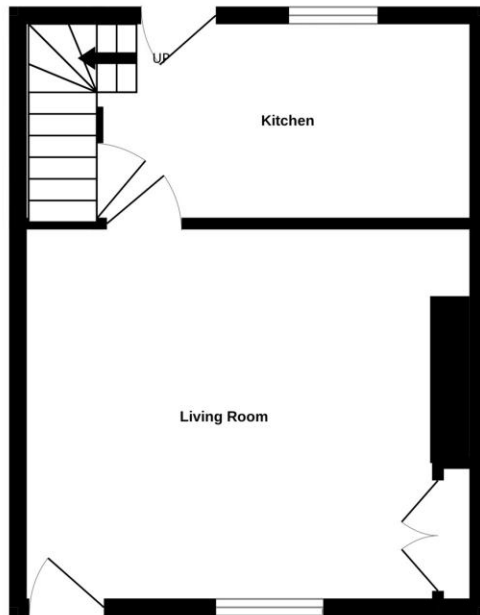
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

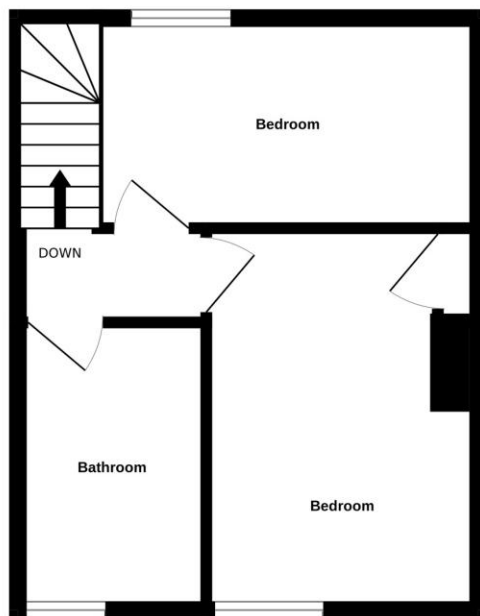
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

24 Cumberland Street
SKIPTON
BD23 2NL

Energy rating

C

Valid until: 15 April 2036

Certificate number: 3236-9224-1600-0516-1296

Property type	Mid-terrace house
Total floor area	60 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		82 B
69-80	C	70 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.