

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



38 Hepworth Way, Skipton BD23 2UH
Asking Price: £185,000



+ 2

+ 1



- NO FORWARD CHAIN
- Beautifully presented throughout
- Spacious first floor apartment
- Two good sized double bedrooms
- Superb long distance views
- Allocated parking

This stone built two double bedroom first floor apartment benefits from stylish fixtures and fittings throughout together with the great advantage of solar PV panels and a high level of thermal insulation and therefore represents an exciting opportunity for anyone searching for an affordable, modern and easy to manage first floor home with low running costs and designated private parking within this well respected residential development enjoying long distance views towards the moors and the iconic Embsay Crag.



Unlike the many typical apartments having shared communal entrance halls and staircases, this superbly appointed property is accessed via its own private ground floor entrance door leading into the first floor self contained accommodation which offers a well planned layout that would suit a variety of potential purchasers.

Equipped with UPVC sealed unit double glazing together with modern programmable electric radiators, the stylish two bedroom accommodation comprises very briefly:

A covered entrance leading to an entrance vestibule with stairs to the first floor, a large landing with two storage cupboards, an open plan living/dining area offering spacious accommodation and with stunning views over to Embsay Crag, a beautifully appointed kitchen with modern fitted wall and base units and integral appliances, two good sized double bedrooms and the house bathroom which has a stylish three piece suite. Designated private parking is available at the rear together with ample visitor parking and a useful bike rack/parking area.

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



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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 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

COVERED ENTRANCE

Leading to:

ENTRANCE VESTIBULE

With composite sealed unit double glazed front entrance door. Modern programmable electric radiator. Open staircase to the first floor.

LANDING

Modern programmable electric radiator. Loft access. Storage cupboard with the solar panel inverter. Storage cupboard with the hot water tank.

DINING AREA

6'6" x 6'5" with a modern programmable electric radiator. Sealed unit UPVC double glazed windows with views over Embsay Crag. Open to:

LIVING ROOM

11'10" x 11'9" with UPVC sealed unit double glazed window to the front enjoying views towards Embsay Crag. Wall mounted modern programmable electric radiator. Opening through to:

KITCHEN

9'10" x 7'10" superbly appointed with a range of stylish modern fitted white gloss fronted wall and base units incorporating contrasting wood effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Built-in electric oven. Four ring ceramic induction hob with a stainless steel extractor canopy over. Plumbing for an automatic washing machine. Integrated fridge/freezer. Modern programmable electric radiator. Fitted microwave.

BEDROOM ONE

13'9" x 11'10" with UPVC sealed unit double glazed window enjoying views towards the moors. Modern programmable electric radiator.

BEDROOM TWO

11'10" x 9'10" with UPVC sealed unit double glazed window enjoying views towards the moors. Modern programmable electric radiator.

BATHROOM

Superbly appointed with a stylish modern white three piece suite comprising low suite WC, pedestal hand wash basin and a panelled bath with chrome thermostatic shower over. Partial ceramic wall tiling. Extractor fan. Chrome towel radiator. Shaver point.

OUTSIDE

Designated parking space together with excellent visitor parking in the communal courtyard area at the rear. Communal bike rack/parking area.

SERVICES All mains services are installed with the exception of gas.

PLEASE NOTE: The solar panels are communally owned as part of the lease and we are informed the electricity generated is shared by the apartments in the building.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Leasehold under the remainder of a 125 year lease. The service charge and ground rent is currently circa £100 per month.

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.

Ref: JT05052026

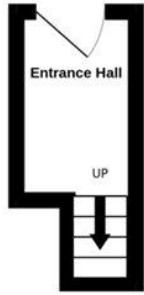
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

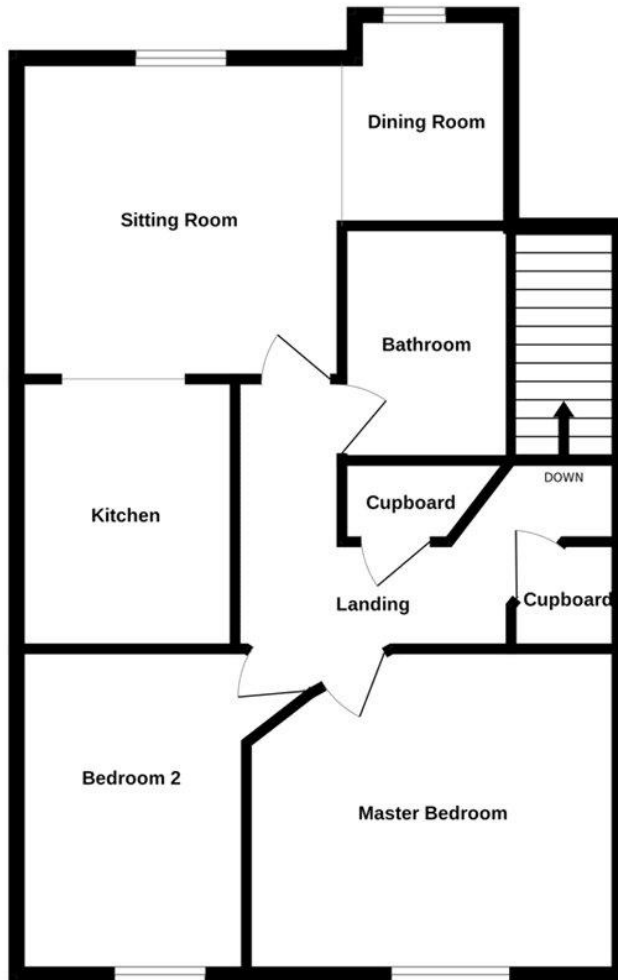
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



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)

38, Hepworth Way
SKIPTON
BD23 2UH

Energy rating

C

Valid until: 4 April 2028

Certificate number: 8448-7134-5270-1775-1906

Property type	Top-floor flat
Total floor area	79 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	78 C	78 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

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