

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Westmoreland Street, Skipton BD23
2EA
Asking Price: £199,950



+ 3



+ 1



- Three Bedroom Terrace
- Two Reception Rooms
- Enclosed Rear Yard
- Level Walk to Town Centre

This well-equipped and extended traditional three bedroomed stone terraced house is very conveniently situated on the level in a popular residential area with a variety of local everyday amenities nearby whilst also only a few minutes walking distance away from Skipton town centre.

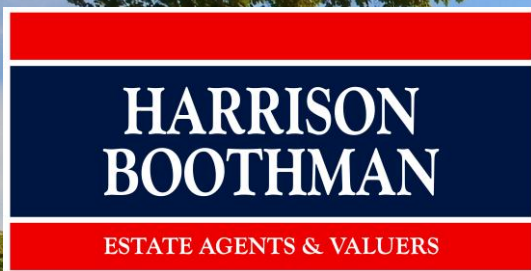


Including gas central heating and UPVC sealed unit double glazing, this property is recommended for inspection, comprising briefly:

An entrance vestibule, a living room, a dining room and a fitted kitchen with grey fronted units including built-in appliances whilst on the first floor are three bedrooms and a bathroom with a contemporary white suite including showers to the bath. There is an enclosed flagged rear yard enjoying fine south easterly aspects.

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, 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.

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



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



GROUND FLOOR

ENTRANCE VESTIBULE

With a UPVC and sealed unit double glazed front entrance door. Tiled flooring. Oak glazed and multi-paned inner door through to the:

LIVING ROOM

15'2" x 14'5" with UPVC sealed unit double glazing, a double central heating radiator. Carved and painted surround to a fireplace with a marble interior, a matching hearth and a living gas open coal fire. Arched display alcoves including wall light points. Deep built-in cloaks/store cupboard under stairs. Twin oak glazed and multi-paned doors through to the:

DINING ROOM

13'10" x 8'6" with UPVC sealed unit double glazing, a double central heating radiator and a single central heating radiator. Contemporary tiled floor. Staircase to the first floor with a spindled balustrade.

FITTED KITCHEN

14'7" x 8'3" with a range of dark grey fronted base and wall units including contrasting granite effect worktop surfaces having tiled surrounds. One and a half bowl stainless steel sink and drainer. Slate style tiled flooring. Plumbing for an automatic washing machine. Matching glazed display cabinet. Built-in double oven in stainless steel finish with a matching four ring gas hob. Central heating radiator. Deep built-in shelved cupboard. UPVC sealed unit double glazing and a matching external door to the enclosed rear yard.

FIRST FLOOR

LANDING

With a spindled balustrade.

BEDROOM ONE

13'4" x 9' with UPVC sealed unit double glazing, a double central heating radiator and dado rails.

BEDROOM TWO

11'3" (maximum) x 9'7" with UPVC sealed unit double glazing and a double central heating radiator.

BEDROOM THREE

10'4" x 7'7" with UPVC sealed unit double glazing and a double central heating radiator.

BATHROOM

With a quality contemporary white suite comprising a built-in bath having a screen, a hand-held shower and an overhead drench shower together with a pedestal wash basin and a low suite WC. Contrasting slate style wall tiling and matching tiled flooring. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Extractor fan. Built-in cupboards also including a Worcester gas combination central heating boiler.

OUTSIDE

There is an enclosed flagged rear yard.

Street parking is readily available.

COUNCIL TAX BAND

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

TENURE

The 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.

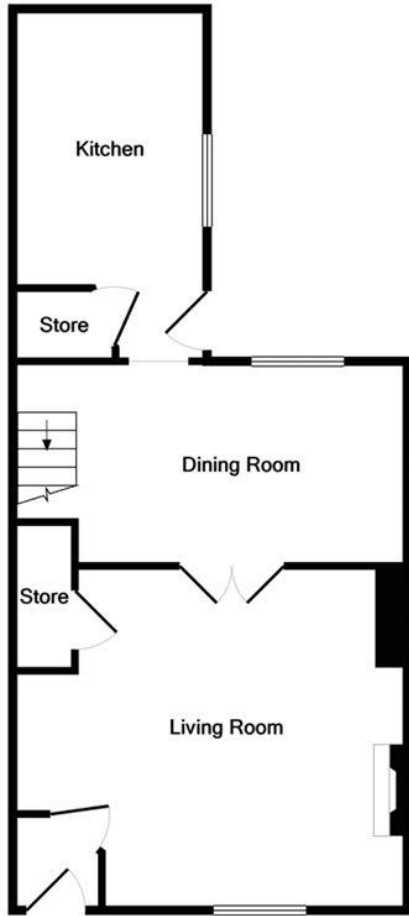
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT050526

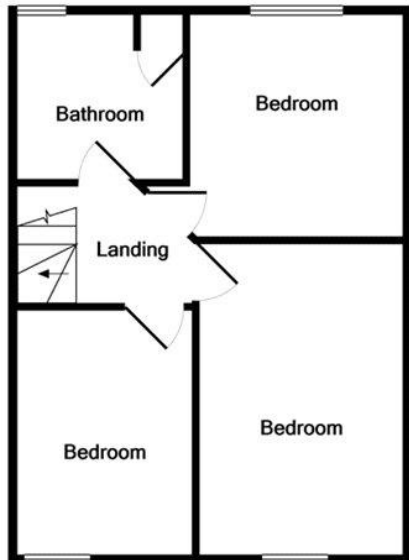
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







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
Made with Metropix ©2022

Energy performance certificate (EPC)

6 Westmoreland Street
SKIPTON
BD23 2EA

Energy rating

D

Valid until: **26 May 2032**

Certificate number: **1232-3725-7100-0573-6222**

Property type	Mid-terrace house
Total floor area	83 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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.