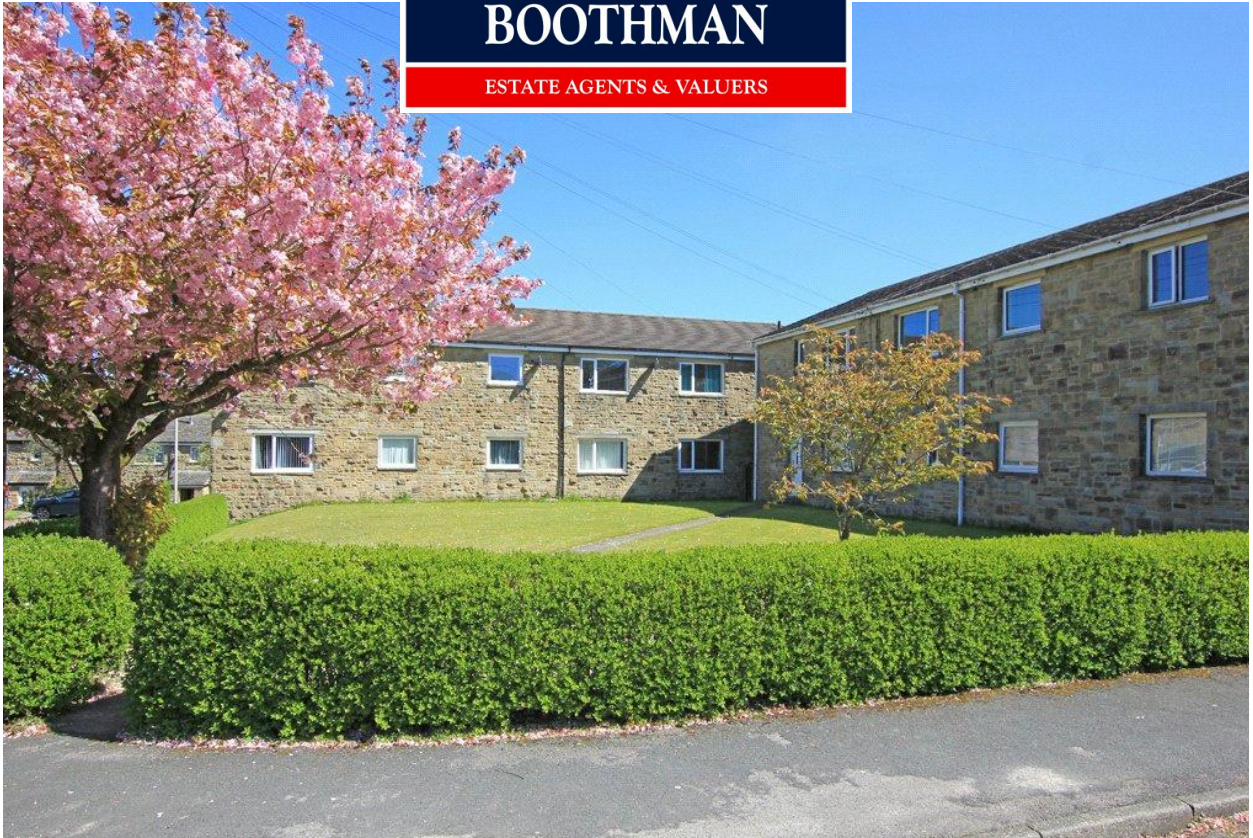


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



32 Badger Gate, Threshfield BD23 5EN
Asking Price: £210,000



+ 2



+ 1



- Superbly refurbished in recent years.
- High Quality Kitchen.
- Granite worktops and premium Appliances included.
- Fantastic Views.
- Garage / Parking.

Meticulously refurbished in recent years, this well planned, superbly presented and equipped first floor two bed roomed apartment includes the great advantage of a single GARAGE nearby and is pleasantly situated within a sought after residential development in the heart of Threshfield. Enjoying truly outstanding long distance views and aspects, the property does represent a superb opportunity for those looking for an easy



to maintain home that is in "ready to occupy and enjoy" condition, in an arguably more affordable price range within this highly regarded Yorkshire Dales location.

Benefitting from UPVC sealed unit double glazing that is still on the remainder of a five year warranty, and mains gas central heating throughout, the apartment benefits from an extensive range of improvements including a high specification composite door, new flooring, and a beautiful contemporary kitchen equipped with high quality appliances. The apartment comprises briefly:

An entrance hallway with useful cloaks cupboard. A staircase up to the first floor living accommodation. Hallway with loft hatch access to a boarded out loft space. Spacious living room overlooking the communal green area. Contemporary breakfast kitchen equipped with a range of high quality appliances. A double bedroom with built-in wardrobes. A second bedroom. A shower room providing a three piece white suite. Outside there are attractively maintained communal garden areas and the property also includes a single garage with parking in front of it.

Surrounded by the beautiful open countryside of the Yorkshire Dales National Park, adjacent to the scenic River Wharfe, the village of Threshfield together with the larger neighbouring village of Grassington are served by an excellent variety of local everyday shops and amenities including a post office, a butchers, a convenience store, a medical centre, and a fantastic choice of places to dine and drink.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the South and provides more extensive shopping and recreational facilities together with a railway station providing regular daily services into Leeds and Bradford.



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The outstanding first floor residence is described in further detail below:

GROUND FLOOR

ENTRANCE HALL

With sealed unit composite front entrance door. Deep cloaks/store cupboard. Central heating radiator. Fitted carpets. Staircase leading up to the first floor.

INNER HALL

Ceiling coving. Oak balustrade. Central heating radiator. Loft hatch with drop-down ladder providing access to a boarded out loft space. Useful store cupboard. Fitted carpets.

LIVING ROOM

15' X 11' Ceiling coving. Large UPVC window. Enjoying views over the communal green and towards countryside in the distance. Four wall lights. TV point. Central heating radiator. Quality fitted carpets. Opening to the:

BESPOKE KITCHEN

12'1 X 9'1 Beautifully appointed with contemporary base and wall cupboard and drawer units in a tasteful matt grey finish. Stunning veined granite worktop surfaces including matching upstands and splashback. Stainless steel sink with inset drainer and brushed copper mixer tap over. Built-in Bosch multi-function self cleaning oven. Built-in Bosch combination oven and microwave. Pull out plate warming tray. Integrated frost-free fridge and freezer. Four ring Induction hob with tilted glass extractor fan over. Integrated Neff dishwasher. Plumbing and space for an automatic washing machine. Recessed LED ceiling spotlights. UPVC sealed unit double glazed window. Superb long distance views towards Grassington and its surrounding countryside.

BEDROOM ONE

11'3 X 8'5 A good size double bedroom suite with ceiling coving, quality range of built-in wardrobes having sliding mirror fronted doors. Central heating radiator. UPVC sealed unit double glazed window. Fitted carpets.

BEDROOM TWO

8'7 X 5'8 Ceiling coving. Recessed ceiling spotlights. Single wardrobe. UPVC sealed unit double glazed window. Superb views towards Grassington and its surrounding countryside. Fitted carpets.

SHOWER ROOM

A three piece suite comprising low suite WC, hand washbasin with recessed cupboard above, housing the gas central heating boiler, and a shower enclosure with thermostatic showerhead over. Chrome ladder radiator. Floor to ceiling ceramic wall tiles. Recessed ceiling spotlights. Shaver point. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass. Vinyl flooring.

OUTSIDE

The apartments are surrounded by attractive fully maintained garden areas providing an attractive feature with lawns, evergreens and established small trees.

32 Badger Gate includes a:

SINGLE GARAGE - (in a separate block)

16'6" x 8'5" With traditional up and over garage door. Parking space in front of the garage.

TENURE

The property is LEASEHOLD under the remainder of a 999 year lease that was created in 1998. There is an annual charge of circa £400 to cover the Ground Rent and a Service Charge for the garden/communal grounds maintenance and the buildings insurance. All twelve apartment owners share an equal part of the freehold a management company. Full verification should always be sought by way of the purchaser/'s instructed solicitor.

SERVICES All mains services are installed.

COUNCIL TAX BAND

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

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 Vendors. We have not carried out a detailed professional survey.

Ref: MGLEDHILL7526

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





Energy performance certificate (EPC)

32 Badger Gate
Threshfield
SKIPTON
BD23 5EN

Energy rating

C

Valid until: 4 May 2036

Certificate number: 3436-7125-1600-0225-2202

Property type	Top-floor maisonette
Total floor area	57 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	80 C	80 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.