

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



14 The Close, Skipton BD23 2BZ  
Asking Price: £176,500



+ 2



+ 1



- Traditional stone fronted 2 bedroomed town-house
- Attractive level location in a popular cul-de-sac just off Carleton Road.
- Town centre amenities less than half a mile away.
- Gardens and a car parking space

This traditional stone fronted two bedroomed 'inner one of three' town house enjoys an attractive level location in a very popular cul-de-sac just off Carleton Road whilst within walking distance of Skipton town centre amenities less than half a mile away.



Including gardens to front and rear, a nearby car parking space, gas central heating and UPVC sealed unit double glazing, this very appealing home is recommended for inspection, comprising briefly:

An entrance porch, a living room, a fitted breakfast kitchen with built-in appliances and there are two first floor bedrooms and a bathroom. There is an easily manageable gravelled front garden and an attractive enclosed rear garden. The property also includes the advantage of a nearby car parking space.

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 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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.



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With much to commend it, this well equipped property comprises in further detail:

## GROUND FLOOR

### ENTRANCE PORCH

With UPVC sealed unit double glazing and a matching front entrance door. Inner door through to the:

### LIVING ROOM

14'4" x 11" With UPVC sealed unit double glazing providing views at the front towards Carleton Road. Double central heating radiator. Fitted gas fire. Staircase leading to the first floor.

### FITTED BREAKFAST KITCHEN

11'x 7' With a range of base and wall units having light grey fronts with contrasting light marble style work top surfaces including matching up-stands. One and a half bowl stainless steel sink and drainer. Built-in Zanussi oven with a four ring gas hob in stainless steel finish including a matching backing plate and an extractor hood above in a stainless steel finish chimney style canopy. Plumbing for an automatic washing machine. Double central heating radiator. Concealed Worcester gas combination central heating boiler. UPVC sealed unit double glazing and a matching external door to the enclosed rear garden. Deep built in store place under stairs.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

11' x 9'1" With UPVC sealed unit double glazing providing views at the front towards Carleton Road. Central heating radiator.

### BEDROOM TWO

11' x 7'2" With UPVC sealed unit double glazing. Central heating radiator. Built in linen cupboard above the stairwell.

### BATHROOM

With a three piece white suite comprising a panelled bath having a shower to the mixer tap together with a pedestal wash basin and a low suite WC. Contrasting wall tiling which is also full height around the bath. Central heating radiator. Extractor fan.

## OUTSIDE

There is an easily manageable level front garden with gravel beds and a flagged pathway.

The enclosed rear garden includes a lawn and a flagged patio together with a banking including bushes and a small established tree.

#### SINGLE CAR PARKING SPACE NEARBY

(numbered 14)

#### 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 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: RAH060526

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)

14 THE CLOSE SKIPTON BD23 2BZ	Energy rating <b>C</b>	Valid until: <b>26 January 2031</b>
		Certificate number: <b>0350-2663-9090-2329-4351</b>

Property type	Mid-terrace house
Total floor area	52 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+	<b>A</b>		
81-91	<b>B</b>		90 <b>B</b>
69-80	<b>C</b>	75 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.