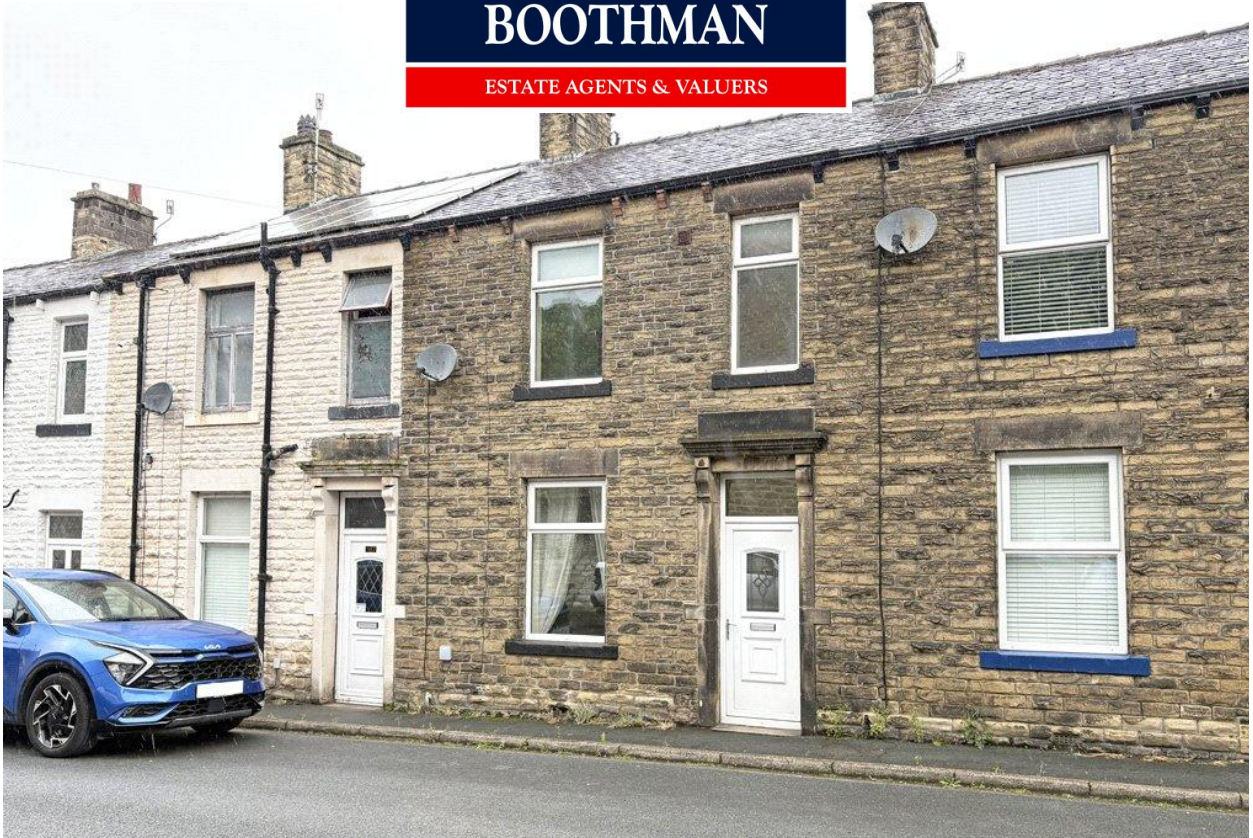


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



39 Duckett Street, Skipton BD23 2EJ
Asking Price: £185,000



+ 2



+ 1



- NO ONWARD CHAIN
- Spacious living accommodation
- Two good sized double bedrooms
- Large concrete rear yard
- Investment potential
- Sought after location within Skipton

This traditional stone built late Victorian terraced property enjoys a convenient residential location in the popular 'Poets corner' area of Skipton within easy level walking distance of all town centre amenities whilst including the great advantage of a good sized rear yard.



Offering spacious and well-appointed two double bedroomed accommodation whilst being equipped with gas central heating and fitted sealed unit UPVC double glazed windows, the accommodation comprises briefly:

An entrance vestibule, a living room, a well appointed breakfast kitchen with ample contemporary wall and base units with integrated appliances whilst to the first floor there are two good sized bedrooms and a modern house bathroom with a four piece white suite. Externally to the rear of the property is a large enclosed concrete yard with a three attached stone outhouses.

The incredibly 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 Castle and Church 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 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 United Kingdom.



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

A great opportunity to purchase this superb home in this highly desirable location, the property comprises in further detail:

GROUND FLOOR

ENTRANCE VESTIBULE

Sealed unit UPVC double glazed window.

SITTING ROOM

15'8" x 12'10" with sealed unit UPVC double glazed window. Central heating radiator. Wall mounted gas fire. Arched alcoves with fitted wall lights. Alcove base cupboard.

BREAKFAST KITCHEN

12'6" x 10'4" with a quality kitchen comprising fitted wall and base units in an oak effect finish with contrasting slate effect worktops and tiled surrounds. Stainless steel one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Plumbing for a washing machine. Integrated dishwasher. Integrated fridge. Integrated freezer. 'Diplomat' double oven with a stainless steel 'Bosch' four ring gas hob above and a matching extractor canopy over. Breakfast bar. Concealed wall mounted Glowworm gas fired combination boiler. Sealed unit UPVC double glazed window and matching rear entrance door. Recessed low voltage ceiling spotlights. Central heating radiator. Useful understair storage cupboard.

FIRST FLOOR

LANDING

Loft access. Spindled balustrade. Sealed unit UPVC double glazed window. Useful storage cupboard.

BEDROOM

13'1" x 8'5" Central heating radiator. Sealed unit UPVC double glazed window.

BEDROOM

10'6" x 9'10" Central heating radiator. Sealed unit UPVC double glazed window.

HOUSE BATHROOM

Low suite w/c. Floating ceramic wash basin. Floor tiling and contrasting partial wall tiling. Tiled panel bath. Shower cubicle with a chrome thermostatic rainfall shower. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. Extractor fan.

EXTERNALLY

To the front of the property street parking is readily available. To the rear there is a good sized and enclosed concrete yard with three attached stone outhouses, one of which has an outside w/c.

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: B

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.

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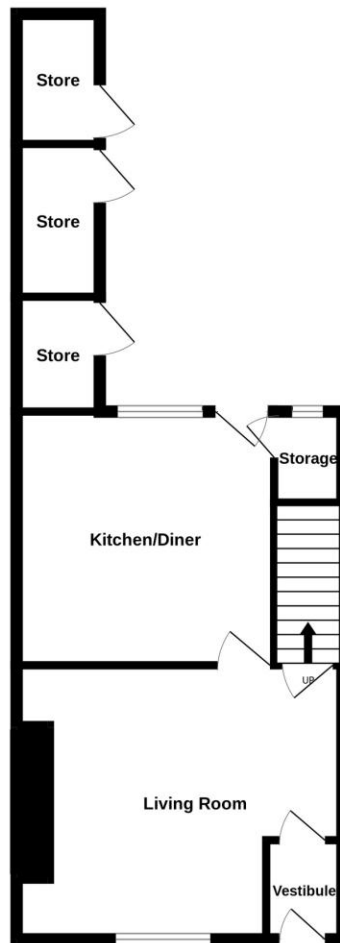
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

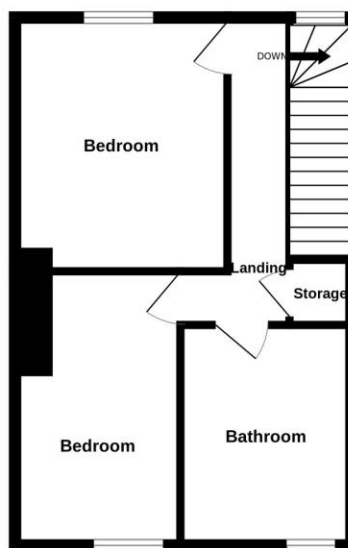
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



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)

39 Duckett Street SKIPTON BD23 2EJ	Energy rating C	Valid until: 9 June 2036
		Certificate number: 0370-2280-2660-2396-5371

Property type	Mid-terrace house
Total floor area	68 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		81 B
69-80	C	69 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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