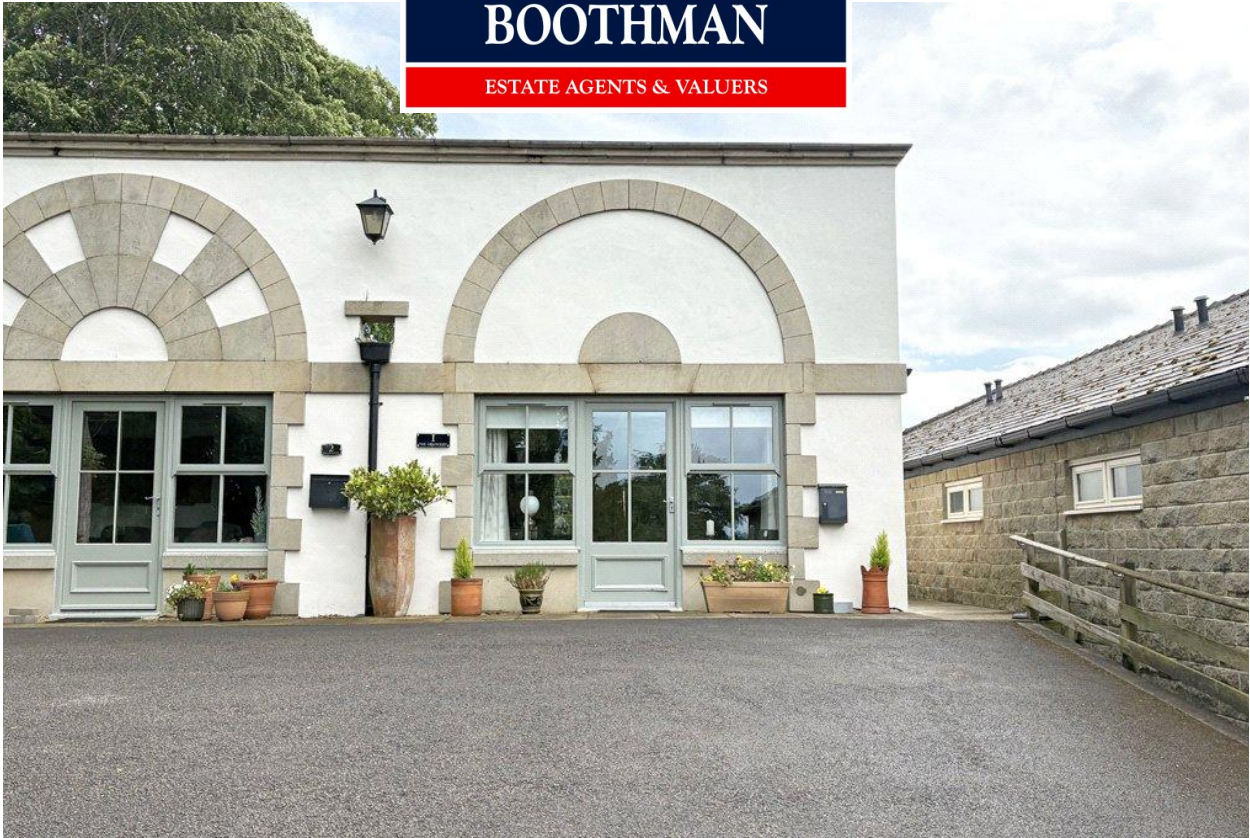


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 The Orangery, Burnside House,  
Skipton BD23 2BE  
Asking Price: £239,950



+ 2



+ 1



- Offered 'Chain Free'.
- Superbly presented Bungalow.
- Two good size Bedrooms.
- Private parking.
- Fabulous communal grounds and areas.
- Quiet and Friendly Community.

This beautifully presented two bedroomed bungalow enjoys an attractive location on the edge of the prestigious and imaginatively planned Burnside House residential development, situated just off Carleton Road less than one mile away from Skipton's town centre amenities.



Designed exclusively for those over the age of 55, Burnside House was successfully developed in 2006 and offers the unique combination of high quality retirement living together with outstanding communal facilities. The communal areas offer a great opportunity to socialize within this friendly neighbourhood community and the residents regularly hold coffee mornings and other social events.

Including sealed unit double glazing and electric heating together with quality contemporary fixtures and fittings throughout, this excellent bungalow enjoys fine long distance views at the front, also having the great advantage of an emergency pull cord / alert system along with two private parking spaces. Designed to be a wheelchair accessible bungalow including sliding doors, described very briefly, the property provides:

An open plan living / dining kitchen having fine long distance views to the countryside beyond, an inner hall leading to two well planned bedrooms both with fitted wardrobes. Various furniture available by separate negotiation, with the sofa and the dining set being only 10 months old. Three piece shower room with walk-in shower enclosure. Good size storage/airing cupboard with modern electric boiler. To the front of the property are two private parking spaces and there is a partly covered enclosed patio garden providing a very pleasant sitting out 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



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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 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 towns 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 below:

#### OPEN PLAN LIVING ROOM

14'10" x 13'7" With sealed unit double glazed front and side entrance door. Dual aspect sealed unit double glazing having fine long distance views at the front towards the countryside beyond. Electric pebble effect fire. Wall mounted tall programmable electric radiator. Open through to the:

#### DINING KITCHEN AREA

14'10" x 9'7" Superbly appointed with a range of light wood fronted wall and base units with contrasting granite effect laminate work surfaces having Metro tiles surrounds. One and a half stainless steel sink and drainer unit with mixer tap. Built-in electric oven. Ceramic four ring electric hob. Recessed ceiling spotlights. Wall mounted programmable electric radiator.

#### INNER HALL

Useful utility cupboard housing the modern electric boiler. Plumbing for an automatic washing machine. Security alarm panel.

#### BEDROOM ONE

14'08" x 9'5" With sealed unit double glazed door and window to the private rear garden. Wall mounted programmable electric radiator. Range of built in wardrobes. Loft access.

#### BEDROOM TWO

18'2" x 5'4" Sealed unit double glazing. Fitted carpets.

#### SHOWER ROOM

Superbly appointed three piece white suite incorporating Gerberit wash and dry low suite WC, hand wash basin set on vanity cupboard and large walk-in shower enclosure housing dual head mixer shower. Sealed unit double glazing. Complementary wall tiling and floor tiling. Recessed ceiling spotlights. Extractor fan. Wall mounted electric programmable heater.

#### OUTSIDE

To the front of the property is a flagged patio, providing a sitting out area having long distance views towards the moors beyond. There are also:

TWO PRIVATE PARKING SPACES in tandem.

To the side of the property is a timber decked path leading to the side entrance door and rear garden.

To the rear of the property is a private level enclosed patio garden having the advantage of being mostly covered by a glazed canopy above, providing a very pleasant sitting out area. There is also gated access to the rear communal footpath giving easy walking access into Skipton town centre.

#### TENURE

The property is held on the remainder of a 150 year LEASEHOLD dated from 1st January 2006 at an annual ground rent of £200. There is an annual service charge payable quarterly which is currently circa £650 per quarter. This covers all external repairs, electric wiring, roof, gutters, drains, windows and all common areas including grounds plus the buildings insurance and water rates.

#### 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 with the exception of gas.

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: MGLEDHILL10626

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)

1 The Orangery Carleton Road SKIPTON BD23 2BE	Energy rating	Valid until: 17 July 2034
	<b>D</b>	Certificate number: 0360-2398-6230-2894-0465

Property type	End-terrace bungalow
Total floor area	66 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 A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	59 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.