

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Brockles Ghyll, Burnsall, Skipton  
BD23 6BZ  
Asking Price: £229,000



+ 2



+ 1



- 2 bedroom stone town-house
- Picturesque elevated location
- Superb long distance open views across countryside
- Needs modernisation and improvement

With significant potential for modernisation and improvement, this two bedroomed stone terraced cottage style town-house enjoys a delightful slightly elevated location commanding superb long distance open views at the front across the valley, beyond the River Wharfe towards fields, countryside and the fells. The property



also backs onto fields and open countryside whilst all amenities in Burnsall village centre are only a few minutes walking distance away.

Including UPVC sealed unit double glazing together with some background heating, the property certainly provides a rare opportunity, comprising very briefly:

A living room, a kitchen, a rear entrance porch and a store place whilst on the first floor are two bedrooms (both enjoying superb open views) and a bathroom. There are lawned front gardens and an easily manageable rear garden including a portion of the open plan gravelled rear access lane.

The picturesque village of Burnsall is situated adjacent to the River Wharfe in the scenic Yorkshire Dales National Park. Local amenities include a Church, a primary school, a children's nursery, cafes, community events and two hotels with bars and restaurants.

Grassington and Threshfield are only a few minutes travelling distance away by car whilst the historic market town of Skipton, known as the 'Gateway to the Dales' is only circa eight miles away.

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

#### GROUND FLOOR

#### LIVING ROOM



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



15'2" x 11'9" With a substantial composite front entrance door. UPVC sealed unit double glazing providing superb long distance open views at the front across the valley towards fields, countryside and the fells. Electric night storage heater. Fireplace surround. Staircase to the first floor.

#### KITCHEN

11'9" x 9'4" (plus recess) With base and wall units, a worktop surface and a stainless steel sink with drainer. Electric cooker point. Plumbing for an automatic washing machine. Electric night storage heater. UPVC sealed unit double glazing. Deep built-in store cupboard under stairs.

#### REAR ENTRANCE HALL

With a UPVC and sealed unit double glazed external door to the easily manageable rear garden. STORE PLACE - With an electric light.

#### FIRST FLOOR

##### LANDING AND HALF LANDING

With an electric night storage heater. Built-in floor to ceiling cupboard including the hot water cylinder.

##### BEDROOM ONE

12'8" x 11'9" With UPVC sealed unit double glazing providing superb long distance open views at the front across the valley, beyond the River Wharfe towards fields, countryside and the fells. Electric night storage heater. Deep built-in wardrobe.

##### BEDROOM TWO

9'2" x 5'6" With UPVC sealed unit double glazing providing fine open views at the rear across fields and countryside. Electric night storage heater.

##### BATHROOM

With a three piece avocado suite comprising a panelled bath, a pedestal wash basin and a low suite WC. Half height wall tiling. UPVC sealed unit double glazing. Electric heated towel rail. Fitted mirror. Wall mounted electric heater.

##### OUTSIDE

Immediately in front of the house is a lawned garden with a stone flagged pathway. This area provides a very pleasant sitting out space taking full advantage of the superb long distance open views at the front across the valley towards fields, countryside and the hills.

There is also an open plan portion of steeply sloping lawned front garden/banking.

The easily manageable rear garden includes lawn, bushes and a portion of the open plan gravelled rear access lane.

## COUNCIL TAX BAND

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

## TENURE

The tenure for this property is Freehold.

## SERVICES

All mains services with the exception of gas 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: RAH020626

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)

5 Brockles Ghyll  
Burnsall  
SKIPTON  
BD23 6BZ

Energy rating

**D**

Valid until: **17 June 2036**

Certificate number: **9585-3063-0206-8576-6204**

Property type	Mid-terrace house
Total floor area	62 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+	<b>A</b>		101 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	55 <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.