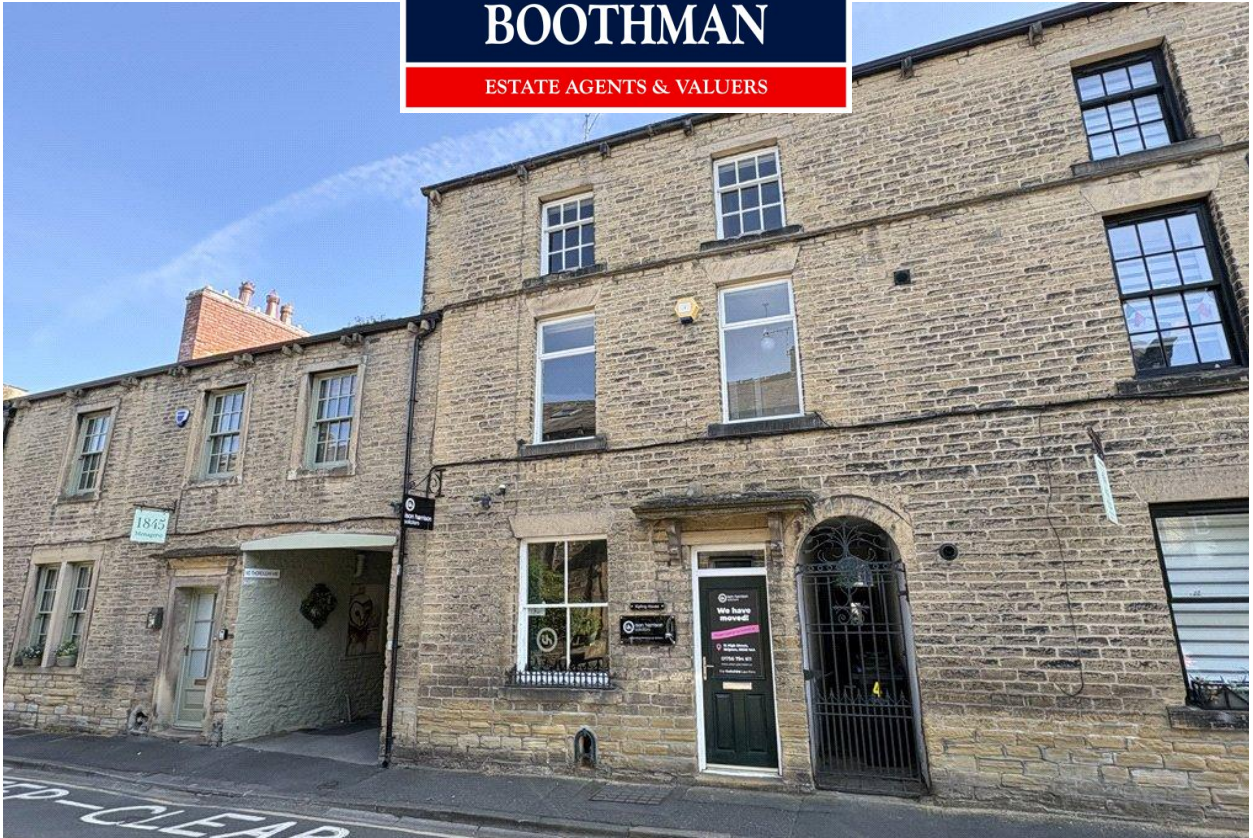


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Kipling House, 24 Otley Street, Skipton  
BD23 1EW  
Asking Price: £309,000



+ 3



+ 0



- Unusually spacious and versatile individual stone terraced property
- Superbly situated on the level only circa 100 yards away from Skipton High Street
- Significant further potential
- Unique opportunity

Superbly situated on the level in a conservation area only circa 100 yards away from Skipton High Street, this spacious and versatile individual stone terraced house of distinction is planned on three floors whilst also including a good sized cellar.



With a historical connection to Rudyard Kipling - who stayed there as a boy - this unique property offers significant potential for further modernisation and even reconfiguration having been successfully used as office premises during recent years.

Kipling House provides a very exciting opportunity and is strongly recommended for inspection.

Including gas central heating and a security alarm, the property comprises briefly:

An entrance hall, a living room, a snug, a cloaks/WC, an inner hall and a small kitchenette. There is a good sized cellar comprising primarily two rooms. On the first floor are three bedrooms and a separate WC with a two piece suite. On the second floor are a further three bedrooms and a separate WC with a two piece suite. The enclosed and stone walled rear yard/garden provides a pleasant sitting out space - including bushes and a historic stone well.

Available by separate negotiation and on a separate deed is a - SMALL STONE OUT-BUILDING/STORE PLACE - with a stone flagged frontage (at the rear of Alma Terrace).

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



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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 property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a substantial composite and sealed unit double glazed front entrance door. Central heating radiator. Staircase to the first floor.

### LIVING ROOM

14'8" x 11'4" (maximum into alcove) With a sash style window to the front elevation. Two double central heating radiators. Carved stone surround to a fireplace including a stone hearth, an ornate cast iron and fluted interior together with an open basket grate. Twin arched side alcoves with display shelves. Wall light point.

### INNER HALL

With an external door to the enclosed integral side passageway. A stone staircase leads down to the cellar.

### SMALL KITCHENETTE

With fitted base and wall cupboards. Stainless steel sink and drainer. Contrasting granite effect worktop surface with a tiled surround. Recessed ceiling spotlights.

### SNUG

10'3 " x 9' With a window to the rear elevation. Double central heating radiator. Historic stone fireplace with an open basket grate and a stone hearth. Built-in floor to ceiling cupboards and drawers. Traditional timber and glazed external door to the enclosed walled rear yard/garden.

### CLOAKS/WC

With a two piece white suite comprising a pedestal wash basin having a tiled splash-back and a low suite WC. Central heating radiator. Extractor fan.

### LARGE CELLAR

Comprising two rooms - including electric lights, electricity sockets, a stone bench, stone shelves and a sump with a pump. Subterranean multi-paned grill to the pavement at the front elevation.

## FIRST FLOOR

## LANDING

With a double central heating radiator. Staircase to the second floor with a spindled balustrade.

## BEDROOM ONE

15' x 10'6" With a window to the front elevation. Double central heating radiator. Wall light point and picture light point. Carved stone surround to a fireplace including an ornate cast iron and fluted interior together with an open basket grate.

## STORE ROOM OFF

7'2" x 4'6" With a window to the front elevation, a central heating radiator and a store place under stairs.

## BEDROOM TWO

10'3" x 9'4" With a window to the rear elevation. Views beyond the rear of Alma Terrace. Double central heating radiator. Stone surround to a fireplace including an ornate cast iron and fluted interior together with an open basket grate. Air conditioning unit.

## BEDROOM THREE

8'4" x 7'2" (both maximum in L-shape) With a window to the rear elevation providing views beyond the rear of Alma Terrace. Double central heating radiator.

## SEPARATE WC

With a two piece white suite comprising a pedestal wash basin having a tiled splash-back and a low suite WC. Central heating radiator. Extractor fan.

## SECOND FLOOR

### LANDING

With a spindled balustrade. Sash style window to the front elevation.

### BEDROOM FOUR

14'9" x 11'6" With a sash style window to the front elevation. Windows also through from the landing. Double central heating radiator.

### BEDROOM FIVE

10'4" x 9'2" With a window to the rear elevation providing views beyond the rear of Alma Terrace. Double central heating radiator. Floor to ceiling cupboard including a Worcester gas combination central heating boiler.

### BEDROOM SIX

8'6" x 7'2" (both maximum in L-shape) With a sealed unit double glazed window to the rear elevation providing views as described above. Double central heating radiator.

### SEPARATE WC

With a two piece white suite comprising a pedestal wash basin having a tiled splash-back and a low suite WC. Central heating radiator. Extractor fan.

#### OUTSIDE

There is an enclosed stone walled rear yard/garden - providing a pleasant sitting out space - including bushes and a historic stone well with a circular stone surround.

AVAILABLE BY SEPARATE NEGOTIATION AND ON A SEPARATE DEED - IS A - SMALL STONE OUT-BUILDING/STORE PLACE WITH A STONE FLAGGED FRONTAGE 9AT THE REAR OF ALMA TERRACE).

#### 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.

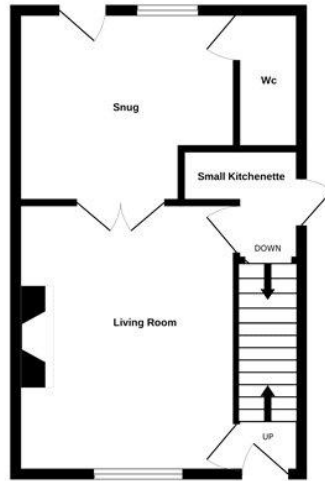
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

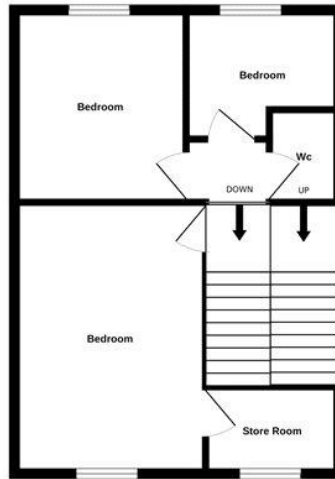




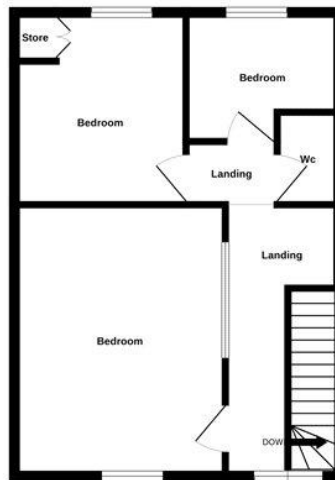
GROUND FLOOR



1ST FLOOR



2ND 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)

Kipling House  
24 Otley Street  
SKIPTON  
BD23 1EW

Energy rating

**E**

Valid until: **12 December 2034**

Certificate number: **0168-2644-9757-8586-6630**

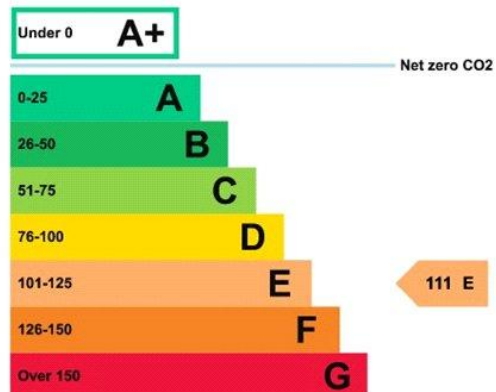
Property type	Offices and Workshop Businesses
Total floor area	143 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>26 B</b>
If typical of the existing stock	<b>103 E</b>

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.