

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



2, Westgate, Gargrave Road, Skipton  
BD23 1PW  
Asking Price: £179,950



+ 1



+ 1



- Ground Floor Apartment
- Private Garage
- Private Parking
- Fine Long Distance Views
- Viewing Essential

Conveniently positioned in the ever popular Gargrave Road area of Skipton and within easy walking distance of the town centre and its wide range of amenities, this well planned ground floor apartment forms part of a respected purpose built development. Offering a generous double bedroom together with the valuable benefit of a deep single garage accessed from the rear.



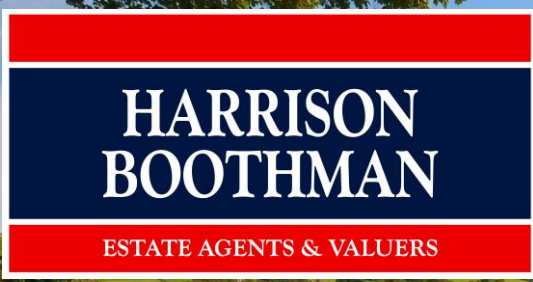
Commanding fine long-distance views towards central Skipton with the moors and hills beyond, this property certainly provides a unique opportunity. Including gas central heating, UPVC sealed unit double glazing the property is strongly recommended for inspection, comprising very briefly:

A communal entrance hall, a private entrance hall, a living room and dining area enjoying fine long-distance views towards Skipton moor, a well-appointed fitted kitchen including built in appliances, a bedroom, and a three-piece shower room with walk in shower enclosure. There is an unusually large integral garage with access from the communal rear courtyard. The apartment also has the use of a communal garden and a communal bin store/store room. There is a designated visitors car parking space.

Westgate is a purpose-built development of only ten apartments constructed circa thirty-five years ago in a prestigious location just off Gargrave Road with town centre shops, amenities and services, the Leeds/Liverpool canal, Aireville Park and the railway station all situated within comfortable walking distance.

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



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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.

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

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

## GROUND FLOOR

### COVERED ENTRANCE

### COMMUNAL ENTRANCE HALL

With a UPVC and sealed unit double glazed external door. The private accommodation comprises:

### ENTRANCE HALL

With an external door, a central heating radiator and a built-in shelved store/linen cupboard including a central heating radiator.

### THROUGH LIVING ROOM AND DINING AREA

22'9" x 10'4" (in the living area) narrowing to 7'10" (in the dining area) including UPVC sealed unit double glazed windows to two sides - one comprising a square bay window providing superb long-distance views towards central Skipton with the moors and hills beyond. Two double central heating radiators. Wall light points.

### FITTED KITCHEN

8'1" x 7'10" Superbly appointed cream fronted wall and base units incorporating wood effect worktop surfaces having tiled surrounds. Stainless steel sink and drainer unit. Built in Zanussi electric oven. Four ring gas hob with extractor over. Integrated fridge. Integrated freezer. Integrated washing machine. Concealed wall mounted gas boiler. UPVC sealed unit double glazing. Tiled effect flooring.

### DOUBLE BEDROOM

11'1" x 8'10" with UPVC sealed unit double glazing and a central heating radiator.

### SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin, and a walk-in shower enclosure housing thermostatic shower. Contrasting wall tiling. UPVC sealed unit double glazing. Central heating radiator. Tiled effect flooring.

## OUTSIDE

There is an attractive and colourful communal garden area.

To the rear of the apartments is a lower ground floor entrance lobby - with a staircase leading up to the ground floor. Adjacent to the communal rear entrance there is a:

### LARGE COMMUNAL BIN STORE/STORAGE AREA

Also to the rear is a communal courtyard providing access to the:

### UNUSUALLY LARGE INTEGRAL GARAGE

26'5" x 8'6" with an up/over door, electric light, and electricity sockets.

Provision for parking in front of the garage and there is a designated visitors parking space.

## TENURE

This property is leasehold on the remainder of a 999-year lease. There is a peppercorn ground rent, and the current service charge is circa £1000 per annum - to provide for the cost of any communal maintenance and buildings insurance.

## 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.

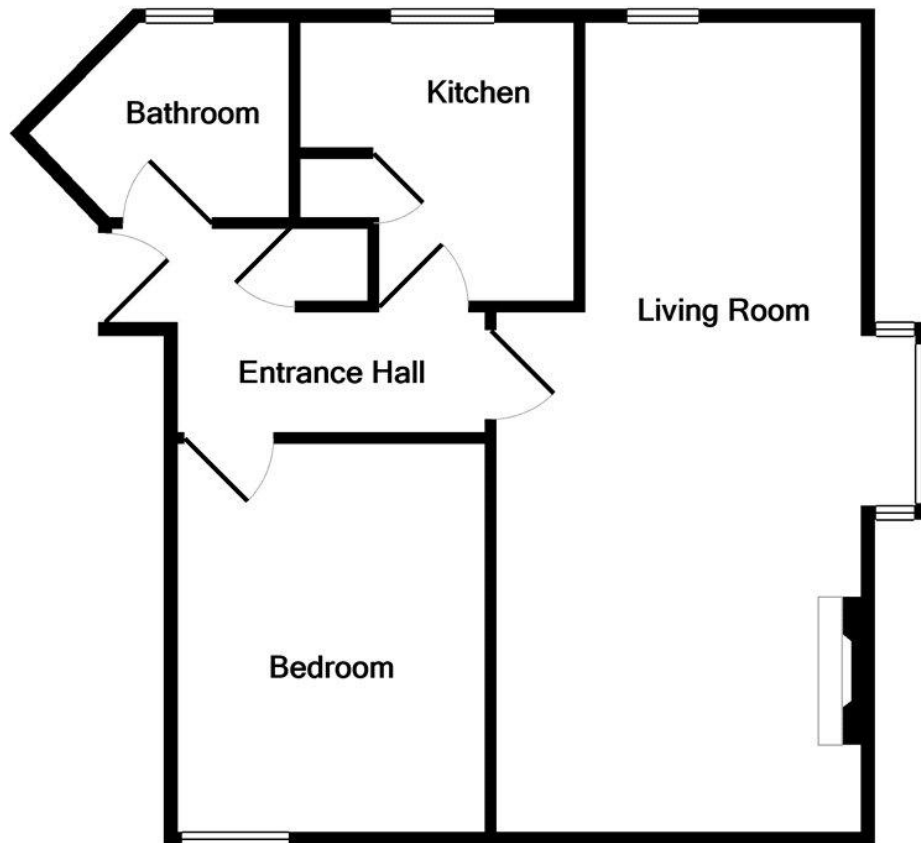
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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)

2, Westgate Gargrave Road SKIPTON BD23 1PW	Energy rating	Valid until:	29 June 2030
	<b>D</b>	Certificate number:	0870-2800-7262-2770-3345

Property type	Ground-floor flat
Total floor area	44 square metres

## Rules on letting this property

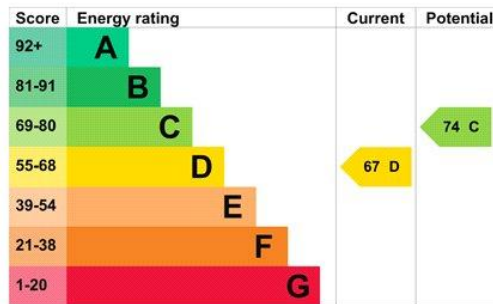
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

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



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

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average

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