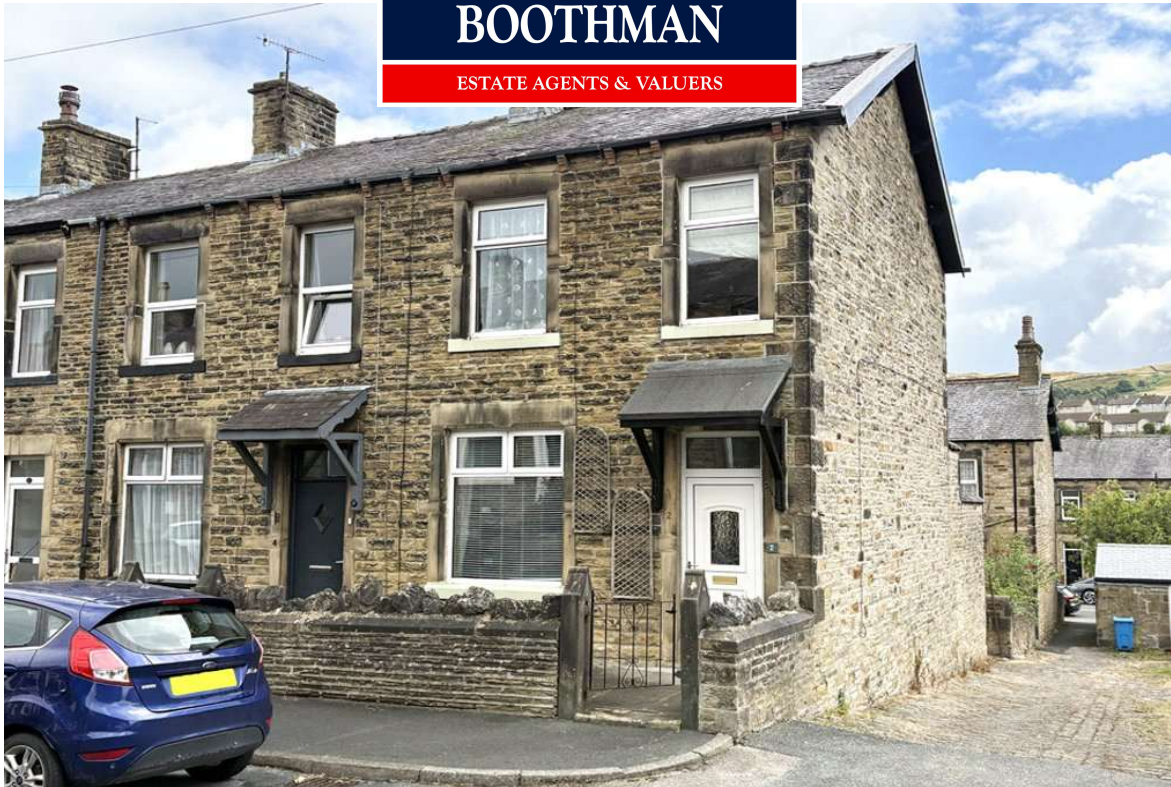


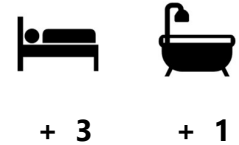
**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Nelson Street, Skipton, BD23 2DT

Asking Price: £205,000



- End of Terrace.
- Three good size Bedrooms.
- Dining Kitchen and a separate Utility Room.
- Two Outbuildings.
- Garden Frontage and Enclosed Yard.
- Close to Town Centre.

This spacious and well appointed traditional three bedroomed, garden fronted stone end of terrace house is located in a highly sought after residential area only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby. There is a popular primary school close by and well respected secondary schools within the town.



Superbly situated on the level, 2 Nelson Street includes main gas central heating together with UPVC sealed unit double glazing throughout. Offered with no onward chain, this very appealing property certainly provides an attractive opportunity and is highly recommended for internal inspection, comprising very briefly:

An entrance hall. A living room. Fitted dining kitchen with useful store cupboard underneath the staircase, and access to a separate utility room. On the first floor are three well planned bedrooms and a modern house bathroom. The level enclosed flagged front garden includes characterful stone boundary walls. There is also an enclosed stone flagged rear yard and two adjoining out-buildings.

The ever 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 popular 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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

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Web: www.harrison-boothman.co.uk

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

GROUND FLOOR

ENTRANCE HALL

With UPVC front entrance door including coloured and leaded sealed unit double glazing. Central heating radiator. Staircase leading up to the first floor.

LIVING ROOM

11'4" x 11'2" UPVC sealed unit double glazed window. Central heating radiator. Laminate light oak style flooring. Feature fireplace with granite interior, matching hearth. Built-in alcove base cupboard unit. Adjacent arched display alcove. Ceiling cornices.

DINING KITCHEN

12'9" X 11'3" Equipped with fitted base and wall cupboard units having complimentary laminated worktop surfaces. Ceramic sink. Zanussi oven. Stainless steel extractor fan over. Ceramic wall tiles. Deep store cupboard underneath the staircase. UPVC sealed unit double glazed window. UPVC sealed unit double glazed rear entrance door leading to the enclosed rear yard. Access to:

UTILITY ROOM

With light, power, plumbing for automatic washing machine, UPVC sealed unit double glazing and wall mounted Worcester Bosch gas combination central heating boiler.

FIRST FLOOR

LANDING

With central heating radiator. Built-in store/linen cupboard with louvred doors.

BEDROOM ONE

13' x 9'4" UPVC sealed unit double glazing providing pleasant views towards the moors. Central heating radiator. Built-in wardrobe with cupboard above.

BEDROOM TWO

11'5" x 8'5" With UPVC sealed unit double glazing and central heating radiator.

BEDROOM THREE

9'2" x 6'9" With UPVC sealed unit double glazing and central heating radiator.

BATHROOM

Three piece white suite comprising panelled bath having screen and Mira independent shower over together with pedestal hand washbasin and low suite WC. Contrasting majority of ceramic wall tiling. UPVC sealed unit double glazed window incorporating privacy glass. Central heating radiator.

OUTSIDE

There is an easily manageable enclosed front garden including a stone boundary wall.

Enclosed stone flagged rear yard with characterful stone boundary walling and timber garden gate. TWO ADJOINING STONE STORE PLACES/OUTBUILDINGS.

COUNCIL TAX BAND

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

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.

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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: MGLEDHILL10826

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)

2 Nelson Street SKIPTON BD23 2DT	Energy rating D	Valid until: 20 October 2032
		Certificate number: 1632-2420-0209-0219-1226

Property type	End-terrace house
Total floor area	75 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 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.