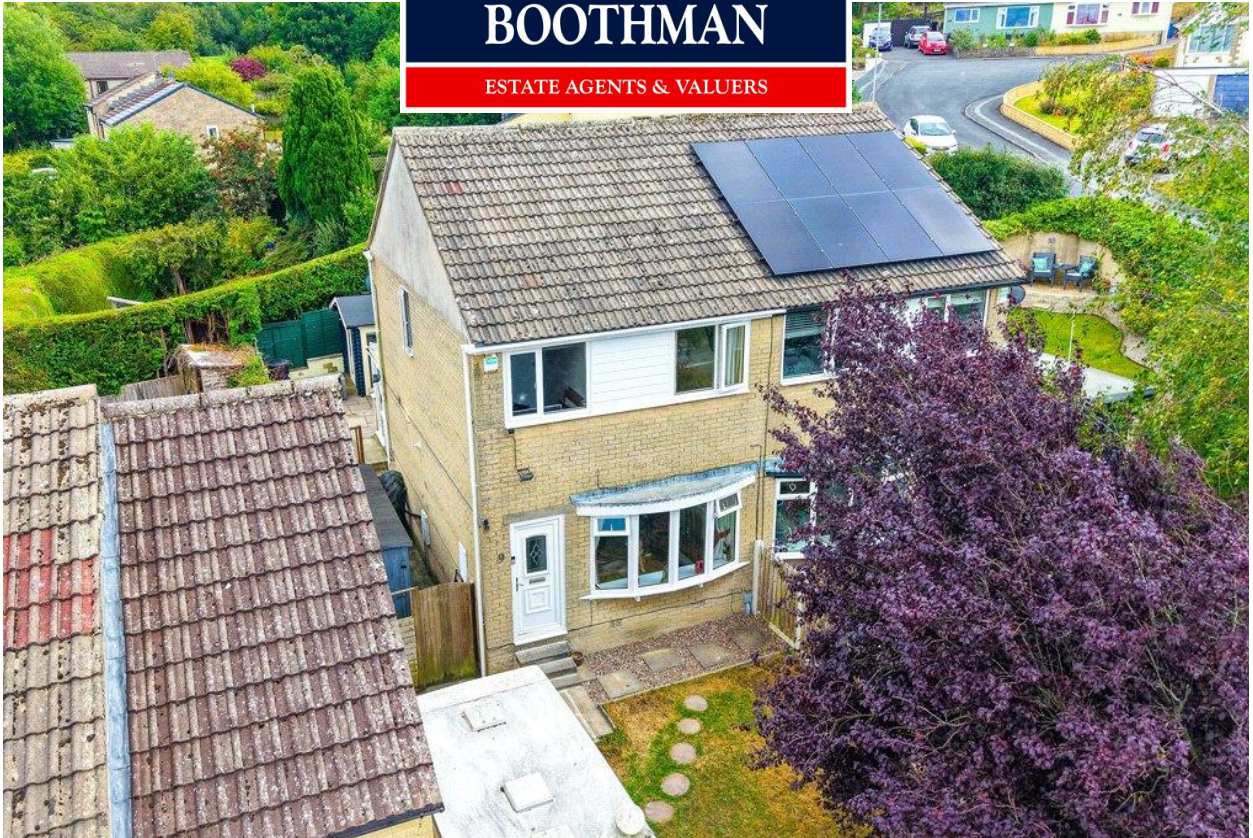


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Lytham Close, Skipton BD23 2LF
Asking Price: £299,950



+ 3



+ 1



- 'Chain Free' Sale !
- Private Driveway Parking
- Detached GARDEN ROOM included.
- Good size Gardens front and back.
- Excellent Views of surrounding countryside.
- Full-width Conservatory extension.

Pleasantly positioned within a select cul-de-sac just off Shortbank Rd, this traditional three bedroomed semi-detached house is within close proximity to the moors and picturesque open countryside, whilst Skipton's wide range of town centre amenities and services are only approximately three quarters of a mile away.



Including mains gas central heating, UPVC sealed unit double glazing and a full width conservatory extension at the rear, this appealing home offers well presented accommodation and is strongly recommended for internal inspection. 9 Lytham Close comprises briefly:

An entrance hall. Living room with attractive bow window. Modern dining kitchen fitted out with cream fronted base and wall units. A conservatory extension. Whilst on the first floor are three well planned bedrooms and a contemporary house bathroom with a three piece suite. To the front of the house is a lawned garden with planted borders, a generous private driveway, and a stone flagged path leading to the front door. The well proportioned rear garden is planned for ease of maintenance, including stone flagged patio providing a fantastic sitting out area. There is also a detached timber garden room with light and power facilities, included in the sale.

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

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Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

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

With much to commend it, this semi-detached property is described in further details below:

GROUND FLOOR

ENTRANCE HALL

With a UPVC sealed unit double glazed front entrance door. Central heating radiator. Staircase off to the first floor.

LIVING ROOM

14'9" x 10'6" UPVC sealed unit double glazed semi-circular bay window having a deep display sill. Ceiling coving. Central heating radiator. Laminated wood effect flooring. Glazed sliding veneered oak doors leading through to the:

DINING KITCHEN

15' X 10'3" Appointed with a range of fitted base and wall cupboard and drawer units in a cream finish. Contrasting laminated worktop surfaces with matching upstands. Stainless steel sink and matching drainer. Built-in oven. Four ring Newworld ceramic hob. Glass splashback and stainless steel extractor canopy above. Integrated automatic washing machine. Useful understairs cupboard housing the Vaillant gas combination boiler. Recessed ceiling spotlights. Central heating radiator. Woodgrain effect laminated flooring. UPVC sealed unit double glazed sliding doors to the conservatory extension.

CONSERVATORY

With a range of UPVC sealed unit double glazing. UPVC sealed unit double glazed doors leading out to the rear garden. Woodgrain effect laminated flooring.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed window. Wonderful views toward Embsay Crag and surrounding countryside. Loft access. Spindled balustrade. Built-in cupboard.

BEDROOM ONE

13'6" X 8'9" UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

12'2" X 8'8" UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM THREE

6'9" X 5'8" UPVC sealed unit double glazed window.

BATHROOM

With a quality contemporary three piece suite comprising a low suite WC and a hand washbasin with vanity drawers underneath, panelled bath with two chrome showerheads over. Contrasting ceramic wall tiling. LED mirror. UPVC sealed unit double glazed window incorporating privacy glass. Ladder central heating radiator in chrome finish.

OUTSIDE

To the front of the house is a lawned front garden including planted borders and established tree. Stone flagged path leading to front entrance door. Good sized private driveway providing off street parking.

The rear garden is planned for ease of maintenance - including a stone flagged patio providing a very pleasant sitting out space. Access to the DETACHED GARDEN ROOM with light and power facilities, suitable for a variety of purposes.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

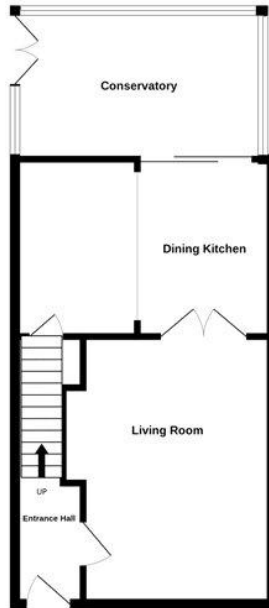
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

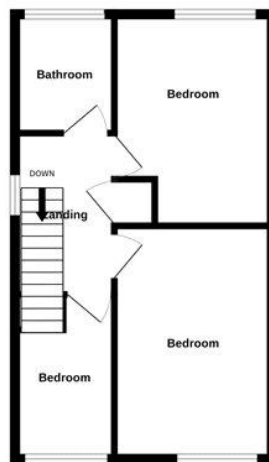




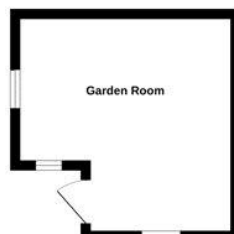
GROUND FLOOR



1ST FLOOR



GARDEN ROOM



Energy performance certificate (EPC)

9 Lytham Close
SKIPTON
BD23 2LF

Energy rating

C

Valid until: 29 July 2036

Certificate
number: 2836-6023-8600-0220-5276

Property type Semi-detached house

Total floor area 76 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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