

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Pembroke Street, Skipton BD23 2NE
Asking Price: £172,500



+ 2



+ 1



- Very convenient Location.
- Within walking distance to/from all of Skipton's amenities and services.
- Contemporary Kitchen and Bathroom.
- Downstairs WC and Utility.

This attractively improved and well equipped traditional two double bedroomed stone terraced house is very conveniently situated in a popular residential area just off Keighley Road whilst being only a short walking distance away from Skipton town centre shops, amenities and services nearby.



Including mains gas central heating and UPVC sealed unit double glazing, this very appealing property is strongly recommended for internal inspection, comprising briefly:

A living room, a stylish fitted kitchen with modern fitted wall and base units, a built-in oven, hob and a separate Utility / WC whilst on the first floor are two bedrooms and a bathroom with a contemporary three piece suite including a shower to the bath. There is an enclosed stone flagged rear yard outside.

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 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.

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

GROUND FLOOR

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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

LIVING ROOM

14'10" x 13'1" Composite sealed unit entrance door. Woodgrain effect laminated flooring. UPVC sealed unit double glazed window. Central heating radiator. Fitted alcove cupboard. Inset fireplace with cast iron gas stove, slate hearth and oak mantel piece.

KITCHEN

9'8" x 6'9" Sealed unit UPVC rear entrance door. Sealed unit UPVC double glazed window. Pine effect worktops with contrasting stylish fitted wall and base units. Fitted fridge. Gas central heating radiator. Stainless steel four ring Lamona gas hob with matching stainless steel extractor hood over. Fan assisted oven. Stainless steel bowl and matching drainer sink with chrome thermostatic tap.

UTILITY ROOM

10'9 x 4'7" Tiled floor with partial wall tiling. Pedestal hand wash basin with chrome hot and cold mixer tap. Low suite WC. Plumbing for an automatic washing machine. Extractor fan. UPVC double glazed window. Central heating radiator.

FIRST FLOOR

LANDING

Loft access. Useful storage cupboards. Concealed wall mounted gas fired combination boiler.

BEDROOM ONE

15' x 8'1" UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

9'6" x 7'2" UPVC sealed unit double glazed window. Central heating radiator.

HOUSE BATHROOM

Pedestal wash basin with chrome hot and cold mixer tap and tiled splash-back. Chrome heated towel rail. Low suite WC. Panelled bath with chrome hot and cold mixer bath taps with chrome thermostatic shower over and mermaid boring. Recessed low voltage ceiling spotlights. Extractor fan.

OUTSIDE

To the rear there is an enclosed yard.

COUNCIL TAX BAND

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

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.

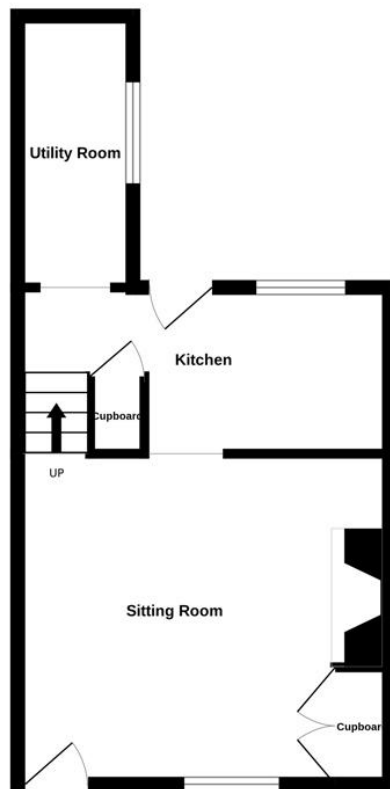
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: MGLEDHILL12826

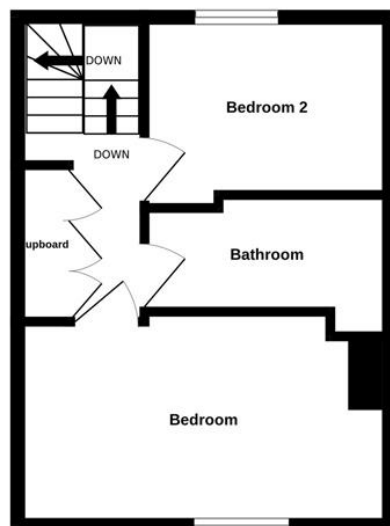
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



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