

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



11 Westwood, Carleton BD23 3DW
Asking Price: £235,000



+ 3

+ 1



- Three Bedrooms
- Enclosed Private Rear Garden
- Two Private Parking Spaces
- Contemporary Bathroom
- Viewing Essential

This well-equipped traditional three bedroomed town house is pleasantly situated on the level in a small cul-de-sac within a very popular residential development in Carleton village centre whilst all local amenities are nearby.



Including the advantage of two private parking spaces together with gas central heating, UPVC sealed unit glazing and a conservatory extension, this very appealing home is recommended for inspection, offering briefly – a covered entrance porch, a through living room open to the dining room, a well-equipped fitted kitchen with cream fronted units including built-in appliances and there is also a conservatory extension. Whilst on the first floor are three bedrooms and a bathroom with an independent electric shower to the bath. The property includes an open plan lawned front garden and an external storage place. The well-proportioned established enclosed rear garden provides a pleasant sitting out area.

Surrounded by beautiful open countryside, the very popular rural village of Carleton is served by local amenities including a primary school, a Church, a sub post office, a general store, a chemist, a public house, sports clubs, a bus service and a village hall with community events.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa two miles away providing extensive shops, amenities, services and recreational facilities together with excellent secondary schooling.

This superbly located property comprises in further detail:

GROUND FLOOR

COVERED ENTRANCE PORCH

LIVING ROOM

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14'05" x 14'06" With UPVC sealed unit double glazed front entrance door. UPVC sealed unit double glazing. Decorative fireplace with gas fire set on marble hearth. Central heating radiator. Staircase leading to first floor landing. Useful storage beneath stairs. Living room open to:

DINING ROOM

9'04" X 8'08" With aluminium sliding double glazed doors through to conservatory extension. Central heating radiator.

FITTED KITCHEN

9'05" x 5'10" Well appointed range of cream fronted wall and base units incorporating granite effect worktop surfaces having tiled surrounds. Ceramic sink. Built in electric oven. Four ring gas hob with extractor over. Plumbing for an automatic washing machine. Integrated fridge and freezer. Wood effect flooring. Recessed ceiling spotlights. UPVC sealed unit double glazing.

CONSERVATORY EXTENSION

9'08" x 8'08" With UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door. Wood effect flooring.

FIRST FLOOR

LANDING

With spindle balustrade. Ladder access leading to boarded loft space. Built in airing cupboard housing hot water cylinder. Storage cupboard above staircase.

BEDROOM ONE

12'11" x 8" With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM TWO

12'11" x 7'06" With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM THREE

6'06" x 6'01" With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c and hand wash basin built into contemporary vanity cabinet. A fitted bath with glass shower screen and independent electric shower. Ceramic wall tiles. Decorative floor tiles. Ladder central heating towel radiator. UPVC sealed unit double glazing.

OUTSIDE

To the front of the property is an open plan lawned front garden and an external storage place.

TWO DESIGNATED PRIVATE PARKING SPACES

The enclosed low maintenance rear garden provides a pleasant sitting out area including a stone flagged patio.

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.

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.

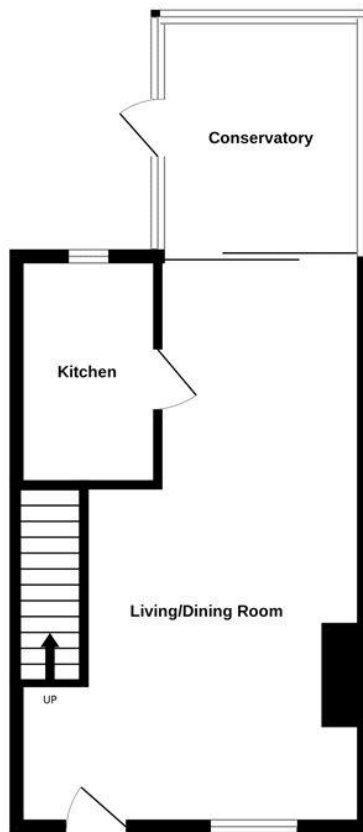
Ref: AJT100826

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

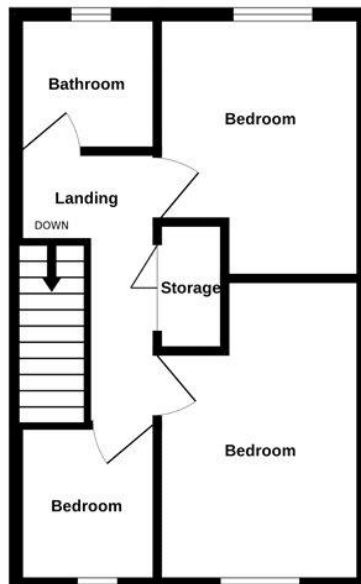




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

11 Westwood Carleton SKIPTON BD23 3DW	Energy rating D	Valid until: 2 November 2032
		Certificate number: 0923-1919-1259-4862-4200

Property type	Mid-terrace house
Total floor area	65 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		89 B
69-80	C		
55-68	D	56 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.