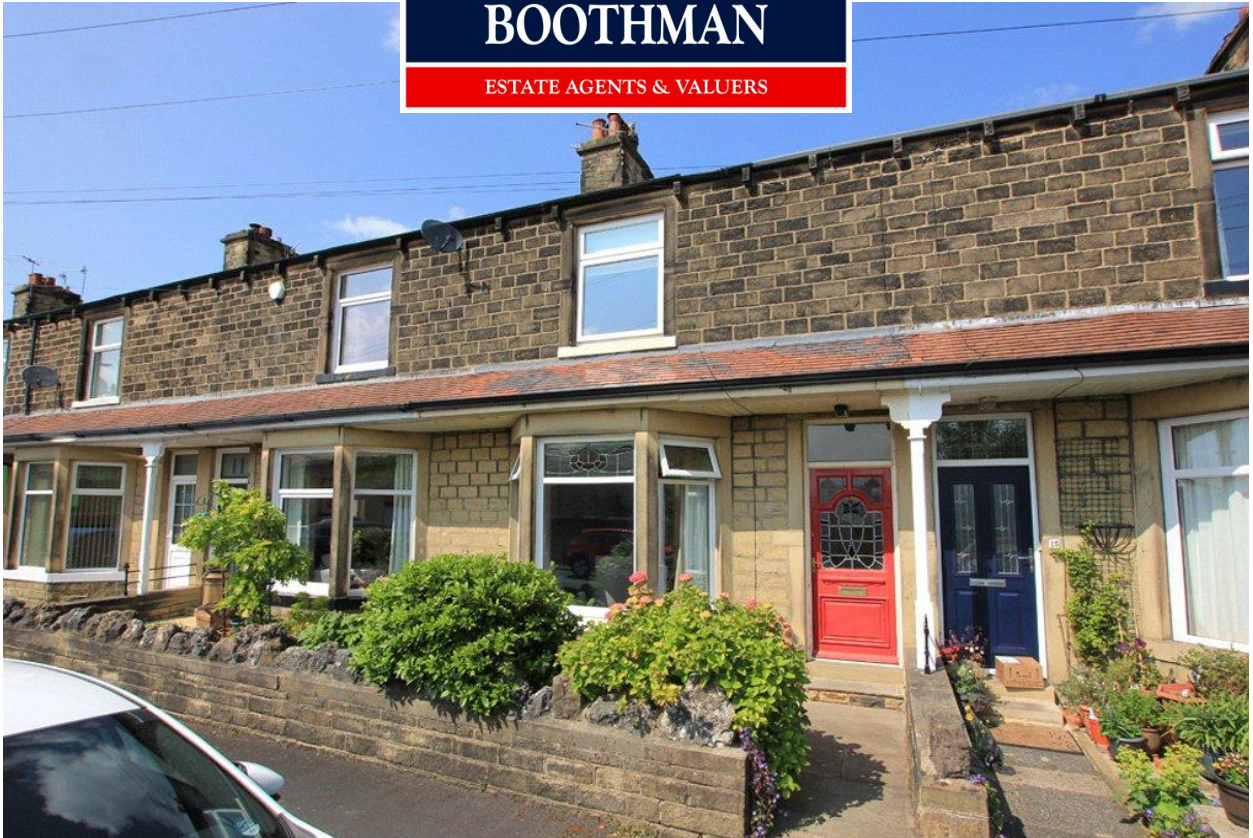


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



13 East Neville Street, Skipton BD23
2EX
Asking Price: £250,000



+ 2



+ 1



- Excellent sought-after location.
- Modern kitchen extension.
- Spacious Reception Rooms.
- Garden frontage.
- Easy walk to / from Town Centre.

Standing in a popular and sought after part of Skipton, this very appealing, extended and well presented traditional garden fronted stone terraced house provides attractively improved accommodation of particular merit which is very strongly recommended indeed for internal inspection.



Pleasantly situated on the level, this excellent property is conveniently located just off Brougham Street whilst being only a few minutes walking distance away from Skipton's town centre amenities nearby.

Including gas central heating, UPVC sealed unit double glazing, charming period features, stripped pine doors, high quality fittings and fixtures, the property is comprised briefly - An entrance hall. A living room. Sitting / Dining room and an extended fitted Kitchen with beech fronted units including built-in appliances whilst on the first floor are two double bedrooms and a stylish bathroom with a quality white suite including a shower to the bath. From the landing is a hatch access with a folding ladder to a carpeted attic conversion which includes a velux window. There is a small front garden and an enclosed stone flagged rear yard.

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

**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

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

GROUND FLOOR

COVERED ENTRANCE

With an original front entrance door including stained and leaded glass. Varnished pine boarded flooring. Central heating radiator. Dado rails and picture rails. Ceiling cornices. Staircase off to the first floor.

LIVING ROOM

13'9" (into bay) x 13' UPVC sealed unit double glazed splay bay window including stained and leaded top lights which incorporate original glass-work matching the front entrance door. Double central heating radiator. Attractive period style fireplace set on a stone hearth having exposed brickwork surround. Two alcoves. Picture rails and ceiling cornices.

SITTING / DINING ROOM

16'6" x 12'4" UPVC sealed unit double glazed window. Double central heating radiator. Feature marble fireplace with a matching hearth and a living gas open coal style fire. Ceiling cornices. Fitted carpets. Deep walk-in store place under the stairs including electric light, an electricity socket and shelving.

EXTENDED FITTED KITCHEN

18'8" x 7'8" A well equipped kitchen providing an extensive range of base and wall units having beech fronts with contrasting granite effect worktop surfaces incorporating tiled surrounds. One and a half bowl stainless steel sink with a drainer unit. Built-in split level Belling double oven in stainless steel finish with a matching four ring gas hob having an extractor hood above in a stainless steel finish canopy. Plumbing for a dishwasher and an automatic washing machine. Ceiling spotlights and concealed lighting beneath wall units. Double and single central heating radiators. Wall mounted Ideal gas combination central heating boiler. Velux window. UPVC sealed unit double glazing including a matching external door to the rear yard.

FIRST FLOOR

LANDING

With a central heating radiator and a spindled balustrade.

BEDROOM ONE

16'7" x 10'5" with UPVC sealed unit double glazing providing fine long distance views beyond allotments and the primary school grounds towards the hills across the valley in the distance. Double central heating radiator. Varnished pine boarded flooring. Deep built-in wardrobe. Picture rails.

BEDROOM TWO

12'6" x 8'4" with UPVC sealed unit double glazing, a central heating radiator and picture rails. Fitted carpets.

BATHROOM

With a quality contemporary three piece white suite comprising a panelled bath having a screen, a tiled surround and a Mira independent shower together with a low suite WC and a hand wash basin semi-recessed into cabinets with worktop and cupboards. Matching corner base cupboard unit with display shelves above. UPVC sealed unit double glazed window incorporating privacy glass. Central heating radiator. Built-in floor to ceiling store/linen cupboards including a central heating radiator. Recessed low voltage ceiling spotlights.

From the landing is an enlarged trap door which is fitted with a wooden fold down/retractable ladder giving access to the:

CARPETED ATTIC

15'4" x 9'7" With a velux window providing superb long distance views. Exposed brickwork to two walls. Electricity sockets and electric light.

OUTSIDE

There is a small front garden including a stone boundary wall, a flowerbed, established bushes and stone flagging.

Deceptively generous enclosed stone flagged rear yard including raised pebbled beds with bushes. Outside tap.

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.

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
01756 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.

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.

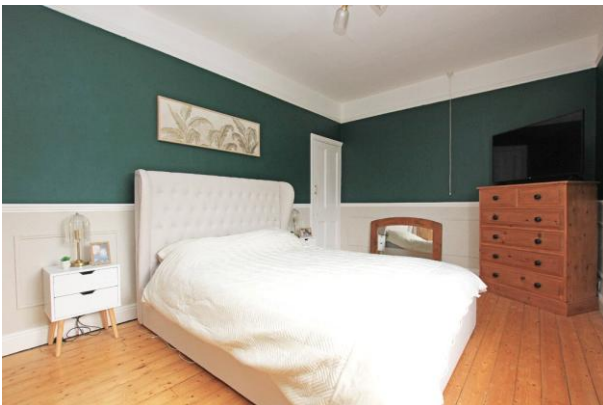
Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

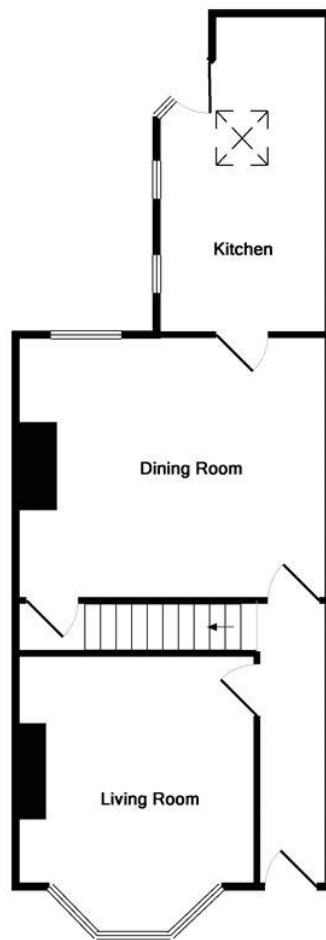
VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

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

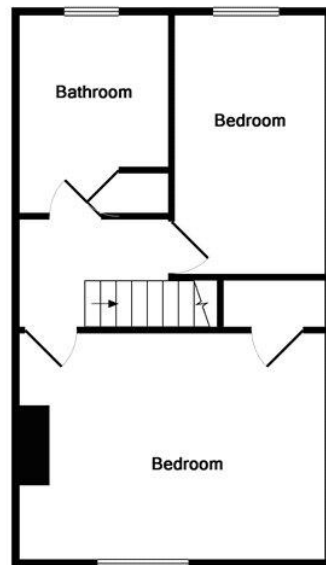
Ref: MGLEDHILL5926

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

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.
Made with Metropix ©2017

Energy performance certificate (EPC)

13 East Neville Street SKIPTON BD23 2EX	Energy rating D	Valid until: 6 March 2034
		Certificate number: 0233-3035-4207-5604-7200

Property type	Mid-terrace house
Total floor area	95 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		82 B
69-80	C		
55-68	D	62 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.