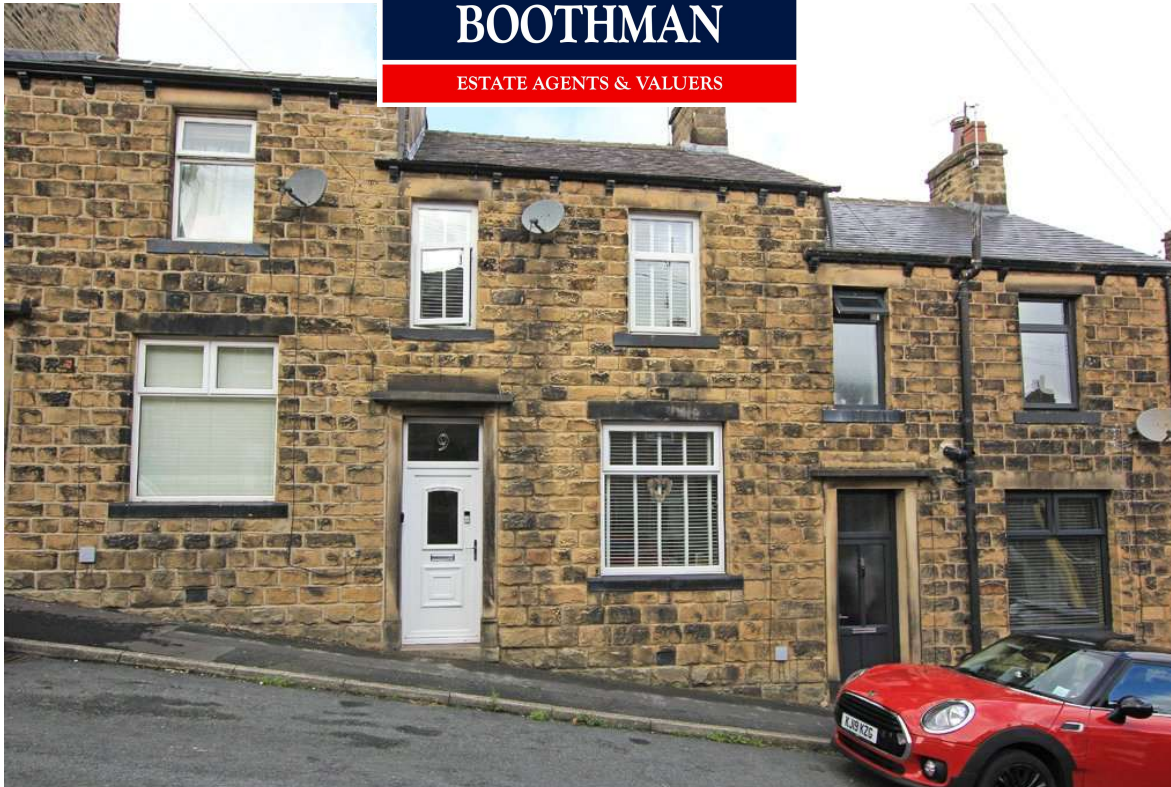


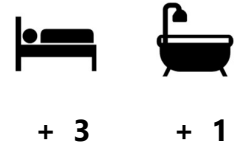
**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Lambert, Skipton, BD23 2DR

Asking Price: £205,000



- Excellent Three Bed Accommodation.
- Nearby to Town Centre.
- Delightful Park / Woodland also nearby.
- Contemporary Kitchen and separate Utility.
- Outbuilding / Store.

This traditional predominantly stone inner terraced house provides well equipped three bedroomed accommodation which is very conveniently situated in a very popular residential area only minutes walking distance away from Skipton's town centre shops, amenities and services nearby.



Including mains gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures, this very appealing property is strongly recommended indeed for internal inspection, summarized briefly:

An entrance hall. A living room and a stylish fitted dining kitchen with a range of quality contemporary white gloss fronted units including built-in appliances and a matching utility room whilst on the first floor are three bedrooms (two with built-in wardrobes and one including a period fireplace) and a house bathroom with a modern three piece white suite including a shower to the bath. There is an enclosed flagged rear yard and an adjoining stone out-building / store place.

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.

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ESTATE AGENTS & VALUERS

Harrison Boothman Estate Agents & Valuers
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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

ENTRANCE HALL

UPVC and sealed unit double glazed front entrance door including a matching numbered top light. Double central heating radiator. Cloaks rail. Ceiling cornices and a high arch. Staircase leading to the first floor.

LIVING ROOM

12' x 11'6" With UPVC sealed unit double glazing and a central heating radiator. Contemporary fireplace with a living flame log style electric fire. Ceiling cornices.

WELL EQUIPPED FITTED DINING KITCHEN

12'8" x 12'6" Providing a quality contemporary range of fitted base and wall units having white gloss fronts with contrasting oak effect worktop surfaces including a matching breakfast bar. Soft closures to the units and distinctive panelled surrounds to the worktops. Built-in split level Cople oven with a matching four ring ceramic hob having an extractor hood above in a stainless steel finish chimney style canopy. UPVC sealed unit double glazing. Double central heating radiator. Recessed low voltage ceiling spotlights.

UTILITY ROOM

7' x 5'8" Fitted base and wall units matching those in the kitchen and also including matching worktops with panelled surrounds. Stainless steel sink and drainer with a pillar tap. Concealed Baxi gas combination central heating boiler. Oak style flooring. Plumbing for an automatic washing machine. Fluorescent strip light. UPVC sealed unit double glazing and a matching external door to the enclosed flagged rear yard. Deep built-in store place under stairs.

FIRST FLOOR

LANDING

With a spindled balustrade and a deep built-in store place including a cloaks rail.

BEDROOM ONE

13'2" x 9' UPVC sealed unit double glazing and a double central heating radiator. Built-in wardrobe with sliding doors and fitted internal shelves.

BEDROOM TWO

11' x 9'2" UPVC sealed unit double glazing and a double central heating radiator. Built-in wardrobe with sliding doors and fitted internal shelves. Period fireplace with a basket grate.

BEDROOM THREE

10' x 6'6" UPVC sealed unit double glazing and a double central heating radiator.

BATHROOM

With a quality contemporary white suite comprising a pedestal wash basin with a tiled splash-back, a low suite WC and a panelled bath having a screen, a full height mermaid panelled surround and a thermostatic shower. UPVC sealed unit double glazing. Double central heating radiator. Extractor fan.

OUTSIDE

There is an enclosed flagged rear yard including a stone boundary wall and a timber gate. Outside tap.

ADJOINING STONE OUT-BUILDING / STORE PLACE

8'6" x 4'7" - With a UPVC door.

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.

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.

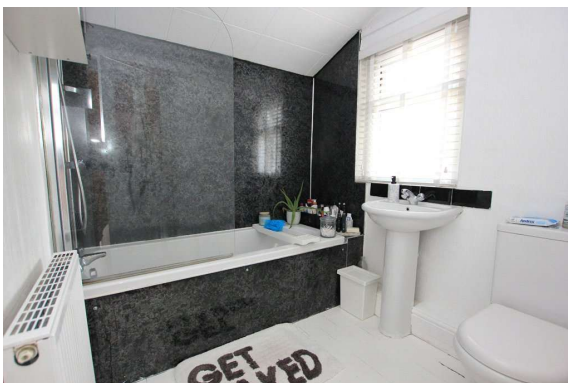
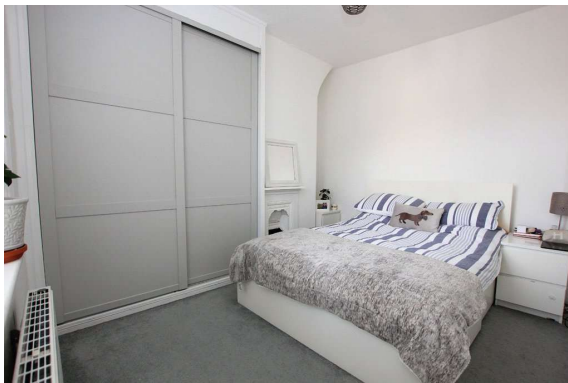
Tel: Skipton 799993

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.

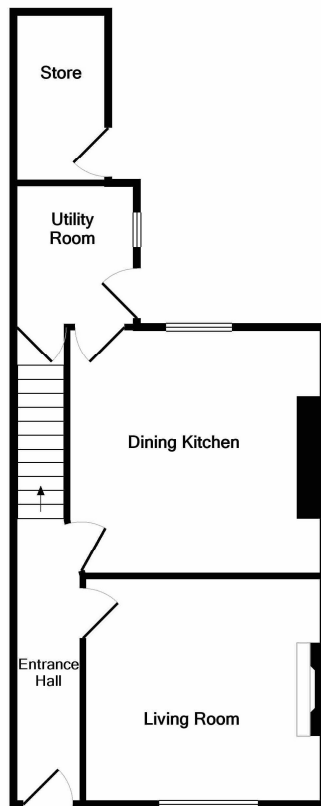
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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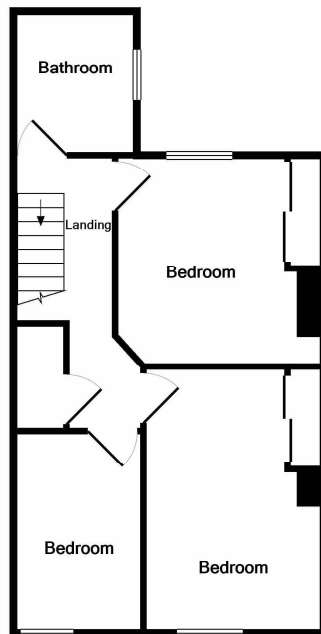
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







GROUND FLOOR



1ST FLOOR

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
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Energy performance certificate (EPC)

9 Lambert Street SKIPTON BD23 2DR	Energy rating D	Valid until: 16 August 2031
		Certificate number: 0340-2863-0080-2999-2825

Property type	Mid-terrace house
Total floor area	81 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	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.