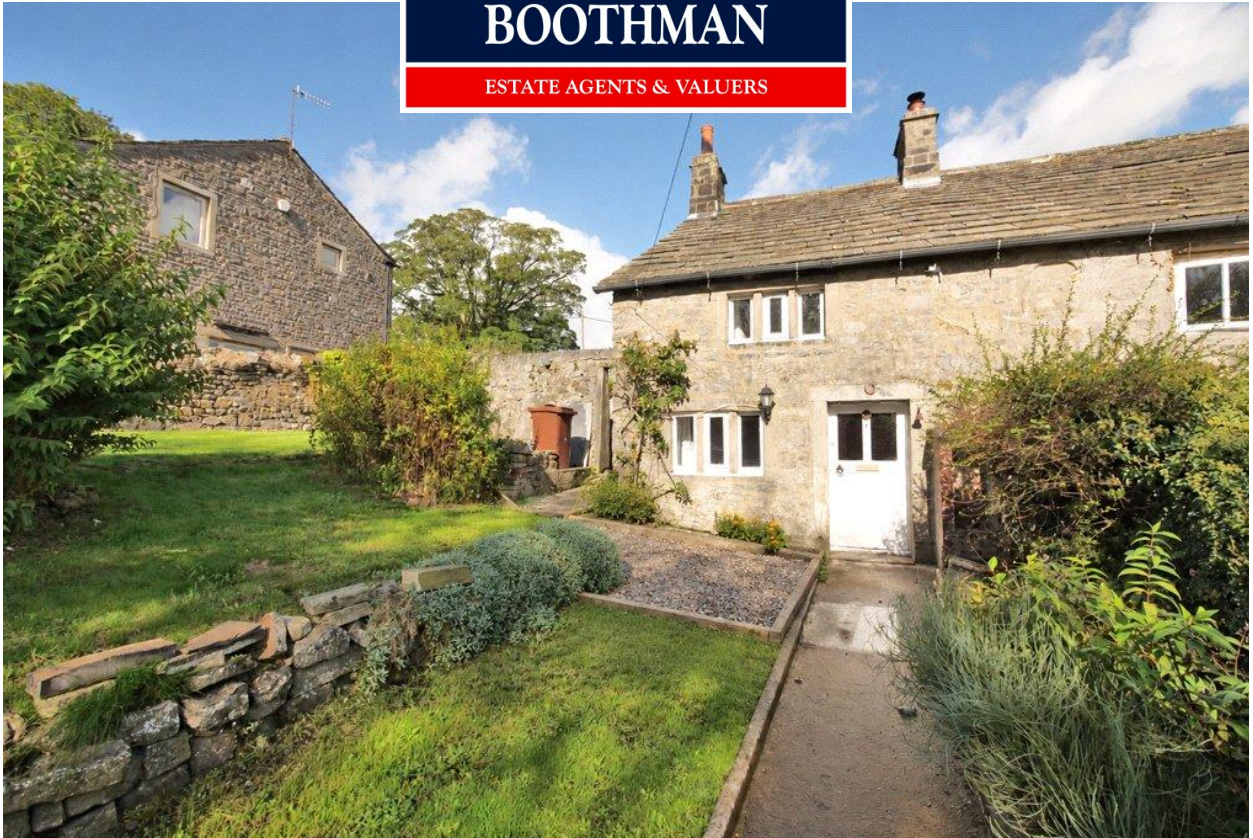


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Cottage Shop, East Marton,
Skipton BD23 3LP
Asking Price: £189,500



+ 2



+ 1



- Charming individual stone cottage with an attractive garden
- Complete modernisation scheme required
- Picturesque location overlooking a lightly wooded 'green'
- Grade II Listed building

Now in need of a comprehensive modernisation and improvement scheme, this charming individual stone cottage stands in an attractive enclosed garden extending to two sides whilst enjoying a picturesque location overlooking a lightly wooded 'green' at the front.



Situated close to the Yorkshire/Lancashire border with beautiful open countryside and the Leeds/Liverpool canal nearby, The Cottage Shop is Listed as a Grade II building of historic and architectural merit.

With significant further potential and certainly providing an exciting opportunity for purchasers seeking to renovate a property of this type entirely in accordance with personal choice of specification, The Cottage Shop comprises very briefly:

A living room with an open fireplace, a dining room, a kitchen and a pantry/utility whilst on the first floor is a double bedroom and a large bathroom. It may be possible to reconfigure the first floor to provide two bedrooms and a shower room. The well proportioned established enclosed front and side garden provides an attractive feature including lawn, flowerbeds, a pebble bed, bushes and hedging. The garden also includes a concreted yard area with an out-building/store place.

Local facilities in East Marton include community events, a cafe, a farm shop and St. Peters Church with twelfth century origins.

Highly regarded primary schools are available in the nearby villages of Gargrave and Thornton in Craven.

The picturesque surrounding countryside provides an ideal landscape for walking and cycling.

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



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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly providing an almost 'blank canvas', The Cottage Shop comprises in further detail:

GROUND FLOOR

LIVING ROOM

16'8" x 10'6" With stone mullioned windows and a traditional partly glazed front entrance door. Tiled fireplace with an open grate and a back boiler. Exposed beams. Display alcove with fitted shelves.

DINING ROOM

10' x 7'6" With a window to the rear elevation. Central heating radiator. Exposed beams. Staircase to the first floor.

KITCHEN

8'5" x 7'4" With fitted units providing cupboards, drawers and worktop surfaces having tiled surrounds. Stainless steel sink and drainer. Stoves oven and grill with a four ring hob. UPVC sealed unit double glazing to the front elevation. Central heating radiator. Fitted wall shelves. Exposed beam. Fluorescent strip light.

PANTRY/UTILITY

7'9" x 5'8" With a wall cupboard and a worktop surface. High level window to the rear elevation. Plumbing for a washing machine. Electricity sockets. Fluorescent strip light.

FIRST FLOOR

LANDING

DOUBLE BEDROOM

13'6" x 10'8" With stone mullioned sealed unit double glazing to the front elevation. Additional sealed unit double glazed window to the side elevation. Central heating radiator. Exposed beam.

SPACIOUS BATHROOM

13'11" x 7'5" With a three piece white suite comprising a panelled bath having a screen and a Triton independent shower together with a pedestal wash basin and a low suite WC. Window to the side elevation. Central heating radiator. Exposed beams. Built-in cupboard containing the hot water cylinder. Fitted wall cabinet.

It may be possible to reconfigure the first floor - to provide two bedrooms and a shower room.

OUTSIDE

The well proportioned established enclosed front and side garden includes lawn, flower beds, a pebble bed, hedging, bushes, a pathway and a stone boundary wall.

Also at the side of the cottage is a concreted yard area including an out-building/store place.

Outside tap, outside light and an external electricity socket.

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 with the exception of gas. Bottled propane gas supplies the oven.

WHAT 3 WORDS

animated.catching.commenced

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line standard 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.

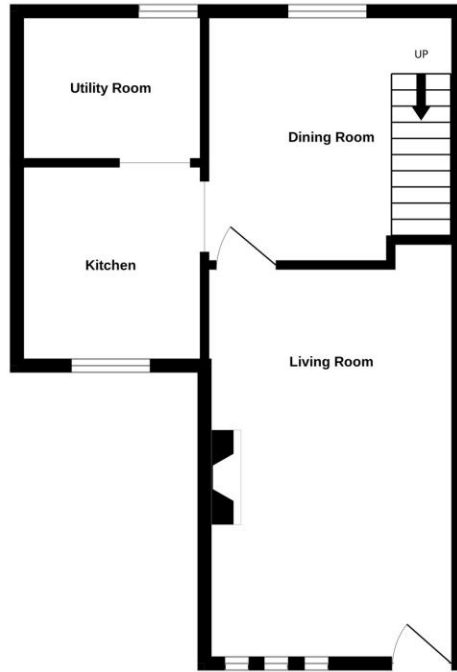
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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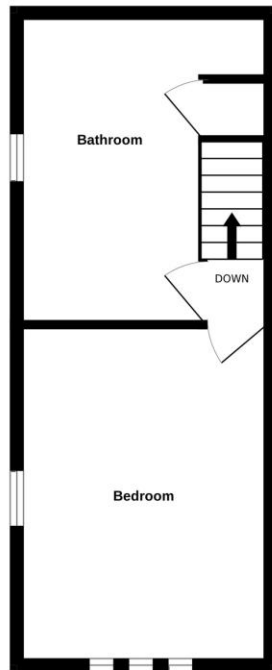
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

The Cottage Shop East Marton SKIPTON BD23 3LP	Energy rating F	Valid until: 28 September 2036
		Certificate number: 1600-8915-0222-4621-3163

Property type	End-terrace house
Total floor area	66 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	32 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.