

FREEHOLD



Hotel with Potential for Other Uses (EPC Rating: F)

2 Salisbury Street, Skipton, BD23 1NQ

£525,000



## LOCATION

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

## DESCRIPTION

This well proportioned Victorian stone built property has been operated as a guest house for the past 18 years by the current owners, who are now retiring. With four floors the property comprises living accommodation at lower ground level, with 2 ensuite letting rooms, kitchen and dining room on the ground floor, three ensuite letting rooms on the first floor and an ensuite room at second floor level plus an additional area suitable for conversion. Externally there is space for parking and an outhouse with power and light which is currently used as a laundry.

The property benefits from UPVC double glazed windows throughout and offers potential as a guest house or as a multi let residential investment subject to the usual consents.

## GROUND FLOOR

### ENTRANCE HALL

Spacious entrance hall with doors leading off to bedroom 1 and bedroom 2, open staircase leading to the first floor and door leading to the rear corridor.

### BEDROOM 1

4.27m (av) x 3.39m (av) including ensuite (14'0" (av) x 11'1" (av) including ensuite)

Accessed from the entrance hallway via a lobby, with large bay window and side window, ceiling coving and picture rail. Door leads to the ensuite with recessed ceiling lights, champagne pedestal wash hand basin and WC, corner electric shower and white ladder style towel heater. Fully tiled walls and extractor fan.

### BEDROOM 2

4.27m x 4.06m (max) (14'0" x 13'3" (max))

Accessed from the entrance hall via a small lobby, with feature ceiling coving and plate rail and stone effect fireplace with inset electric fire. Door leads to the ensuite shower room which comprises a champagne pedestal wash hand

basin, WC and corner shower cubicle with electric shower. Full wall tiling, white ladder style towel heater and extractor fan.

### REAR CORRIDOR

Accessed from the entrance hallway, the rear corridor leads to the dining room, kitchen and the lower ground floor living accommodation. Door leads out to the rear yard.

### DINING ROOM

4.26m x 3.33m (max) (13'11" x 10'11" (max))

With recessed ceiling lights, dado rail, dehumidistat fan and large window overlooking the rear of the property

### KITCHEN

3.01m (max) x 2.84m (av) (9'10" (max) x 9'3" (av))

Comprising a range of wall and base units with stainless steel double sink with mixer tap and under counter space for a dishwasher and a fridge. Cannon 6 ring gas range cooker with large stainless steel chimney style extractor over. Wall tiling and vinyl floor covering.

### LOWER GROUND FLOOR

Stairs from the rear corridor lead down to the lower ground floor living accommodation.

### OFFICE AREA

3.84m (max) x 2.72m (max) (12'7" (max) x 8'11" (max))

With opening into the living room and door leading into the bedroom.

### LIVING ROOM

4.43m (av) x 3.07m (av) (14'6" (av) x 10'0" (av))

With frosted bay window and built in shelving.

### BEDROOM 7

4.45m x 3.76m including ensuite (14'7" x 12'4" including ensuite)

With recessed ceiling lighting and frosted window. Fitted wardrobes to one wall. Door leads to the ensuite which comprises a pedestal wash hand basin, dual flush WC and corner shower. Part wall tiles, floor tiling, extractor fan and white ladder style towel rail.

### FIRST FLOOR LANDING

Stairs from the entrance hall lead up to the first floor landing, with doors leading to bedrooms 3, 4 and 5. A further staircase leads up to the second floor.

### BEDROOM 3

4.72m (av) x 3.95m (av) (15'5" (av) x 12'11" (av))

Bright bedroom with feature ceiling rose and 2 windows. Door leads to the ensuite with recessed ceiling lights, full wall tiling, champagne pedestal wash hand basin, WC and corner shower with electric shower. White ladder style towel heater and extractor fan.



#### **BEDROOM 4**

4.30m x 3.96m (14'1" x 12'11")

Accessed through a lobby with feature ceiling rose and picture rail. Door leads to the ensuite with white dual flush WC, pedestal wash hand basin and shower cubicle with electric shower. Part tiled walls with white ladder style towel heater and extractor fan.

#### **BEDROOM 5**

4.23m x 3.96m (13'10" x 12'11")

Accessed via a lobby, with ceiling rose and window overlooking the rear of the property. Door leads to the ensuite with white dual flush WC and white pedestal wash hand basin. Shower cubicle with electric shower. Part wall tiling, white ladder style towel heater, extractor fan and storage cupboard with hot water cylinder.

#### **SECOND FLOOR LANDING**

Stairs from the first floor landing lead up to the second floor landing, with doors leading to bedroom 6 and also to the part developed area. Door on the staircase leads to an eaves storage area.

#### **BEDROOM 6**

5.14m (max) x 2.84m (16'10" (max) x 9'3")

Attic bedroom with sloping ceiling. Velux window and wall window in the gable. Door leads to the ensuite shower room with large walk in electric shower, white dual flush WC and pedestal wash hand basin. Recessed ceiling lights, vinyl floor covering, ladder style towel heater and extractor fan. Door leads to the adjoining attic area/ potential additional letting room.

#### **POTENTIAL ADDITIONAL LETTING ROOM**

Located adjacent to bedroom 6 with sloping ceiling, 4 velux style roof windows and window in the gable. With services in place, this offers potential for an additional letting room or to make bedroom 6 into a letting holiday suite/ self contained apartment (subject to usual consents). Door leads to under eaves area (restricted headroom).

#### **OUTSIDE**

To the front of the property is an enclosed paved area. To the rear of the property there is an outhouse with light and power which measures 3.23m (av) x 1.34m and is currently



used as a laundry room. The property also has a parking space adjacent to the property.

#### **BUSINESS RATES, COUNCIL TAX AND TENURE**

The property has a rateable value (2023 List) of £4,800. The lower ground floor is assessed for Council Tax Band A. Tenure: Freehold

#### **VIEWINGS**

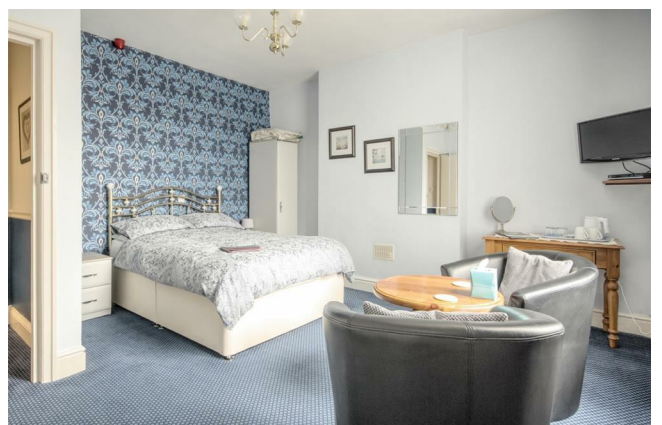
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

#### **SERVICES**

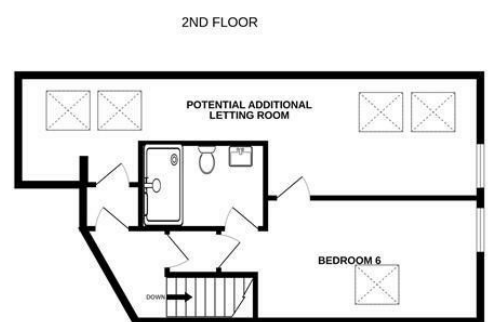
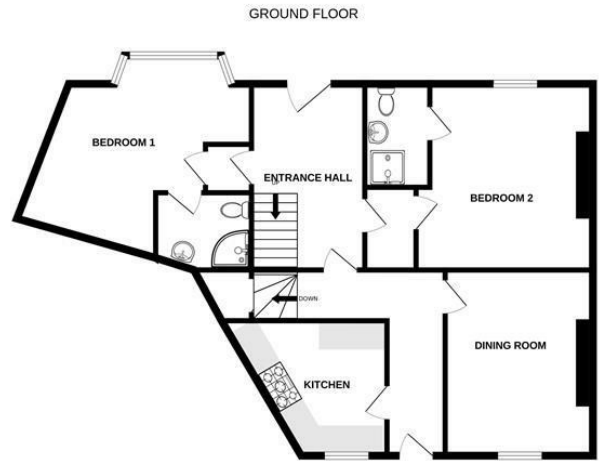
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

#### **AGENT'S NOTE & DISCLAIMER**

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property





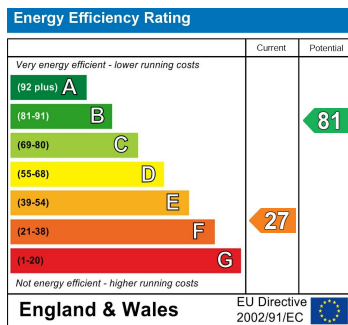


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**A**

Energy Performance Graph



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