

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Moorland Terrace, Skipton BD23 2JT
Asking Price: £259,950



+ 3

+ 1



- Private Driveway
- Detached Garage
- South Facing Garden
- Walking Distance To Town Centre
- Viewing Essential

Very conveniently situated only a few minutes walking distance away from Skipton town centre amenities, this well-equipped and attractively improved traditional 1930's three-bedroom terraced house includes the rare advantage of a private driveway and a detached garage.

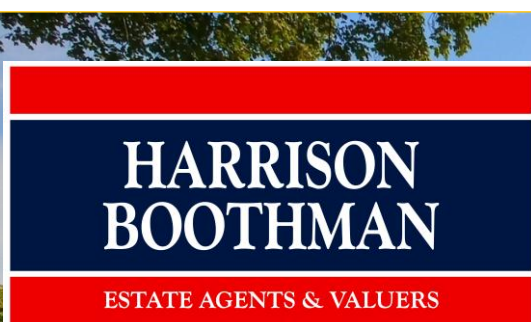


Enjoying a slightly elevated position with fine views at the front, together with an established front garden and enclosed rear yard, this very appealing home is strongly recommended for inspection, offering briefly:

An entrance hall, a living room with cast iron wood burning stove open to the dining room, a fitted kitchen including a built-in pantry and a utility room. Whilst on the first floor a landing leads to three well planned bedrooms and a house bathroom with a shower over the bath. Externally to the front of the property is a landscaped south facing garden including a lawn together with stone flagged patio. To the rear of the property is an enclosed rear yard, a private driveway, and a detached garage.

The increasingly 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 Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs, and cafés in addition to having well known branded stores and a choice of fashionable 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 beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

Offering a rare opportunity, the property comprises in further detail:



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



GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door and matching side window. Central heating radiator. Staircase leading to first floor landing. Exposed floorboards.

LIVING ROOM

13'11" x 13'06" With UPVC sealed unit double glazing. Central heating radiator. Cast iron wood burning stove set on tiled hearth with oak lintel above. Exposed floor boards. Open to:

DINING ROOM

9'03" x 8'10" With sealed unit double glazing. Central heating radiator.

FITTED KITCHEN

10' x 8'10" Well appointed white fronted wall and base units incorporating contrasting granite effect worktop surfaces. Stainless steel sink and drainer unit. Built in electric oven. Four ring ceramic hob. Built in pantry. Central heating radiator. Extractor. Tiled effect flooring. Internal timber single glazed window. Timber glazed door through to:

UTILITY ROOM

8'06" x 8'04" With fitted worktop surface. Plumbing for an automatic washing machine. Tiled flooring. Timber single glazed window. Timber glazed rear entrance door.

FIRST FLOOR

LANDING

With spindle balustrade. Loft access.

BEDROOM ONE

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

BEDROOM TWO

11'01" x 10'07" With sealed unit double glazing. Central heating radiator. Range of built in wardrobes.

BEDROOM THREE

8'05" x 8'05" With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and fitted bath with thermostatic shower and glass shower screen. Central heating radiator. Sealed unit double glazing. Wood effect flooring.

OUTSIDE

There are well proportioned established front gardens in two sections including lawn with planted borders and an enclosed south facing stone flagged patio providing a very pleasant sitting out area.

To the rear of the property is a PRIVATE DRIVEWAY.

DETACHED GARAGE

17'05" x 9'03" With up/over door. Glazed window.

There is also an enclosed rear yard.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

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.

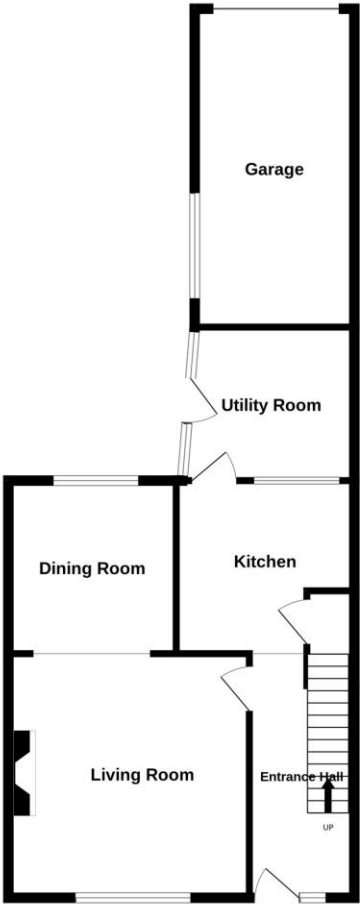
Ref: AJT270826

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

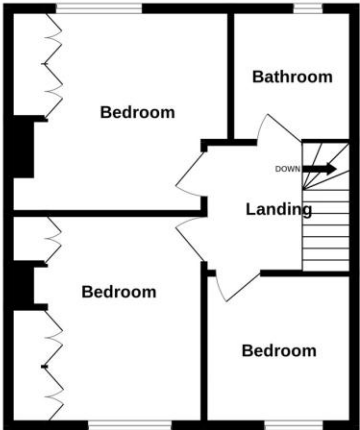




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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.
Made with Metropix ©2026

Energy performance certificate (EPC)

3 Moorland Terrace SKIPTON BD23 2JT	Energy rating C	Valid until: 27 August 2036
		Certificate number: 2384-3065-4208-5036-9200

Property type	Mid-terrace house
Total floor area	86 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 C. 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		81 B
69-80	C	70 C	
55-68	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.