

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



152 Moorview Way, Skipton,
North Yorkshire BD23 2LN
Asking Price: £205,000



+ 2



+ 1



- Attractively priced home
- Two good sized bedrooms
- Private parking and garaging
- Potential to extend
- Convenient and popular location
- Large westerly facing rear garden

A superb opportunity to purchase this well-presented two double bedroomed home set in this convenient location within Skipton. The property has the rare additions of private driveway parking, an integral single garage and a larger than usual Westerly facing rear garden.



There is potential to extend the property to either the rear or to the side over the garage (subject to relevant permissions).

Including gas central heating together with UPVC sealed unit double glazing, this attractive opportunity is pleasantly located in a cul-de-sac within a very popular residential area less than one mile away from Skipton town centre with all its shops, amenities and services. The property comprises briefly:

A sitting room with a feature fireplace, a fitted breakfast kitchen with wall and base units and a conservatory whilst to the first floor there are two good sized double bedrooms and a beautifully appointed house bathroom.

Externally to the front of the property there is a private driveway which leads to the intergal single garage. To the rear there is a spacious garden, mainly laid to lawn with a stone paved patio perfect for sitting out in the summer months.

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 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 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 fashionable bars and restaurants. There are excellent public transport links including a railway



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



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 in the UK.

With much to commend, this superb property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

Useful understair storage cupboard. Hardwood sealed unit front entrance door.

KITCHEN

11'8" x 7'9" with fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Central heating radiator. Wall mounted gas fired Baxi combination boiler. Stainless steel one and a half bowl sink and drainer with a chrome mixer tap. Ceramic four ring electric hob with a concealed extractor over. Fan assisted oven. Sealed unit UPVC double glazed window and matching sliding door into the:

CONSERVATORY

8'2" x 7'8" with sealed unit UPVC double glazed windows and a matching rear entrance door. Pine effect flooring. Central heating radiator.

SITTING ROOM

17'8" x 11'8" with sealed unit UPVC double glazed window. Central heating radiator. Feature fireplace with a marble hearth and matching interior, wood surround and an electric fire. Open staircase to first floor.

INTEGRAL SINGLE GARAGE

22'3" x 10'5" with an electric roller door, lighting, plumbing for a washing machine, sealed unit UPVC rear entrance door and a matching window.

FIRST FLOOR

LANDING

Loft access. Sealed unit UPVC double glazed window.

BEDROOM

11'8" x 9'4" with sealed unit UPVC double glazed windows with superb long distance views. Central heating radiator. Fitted bedroom furniture.

BEDROOM

11'8" x 7'9" with sealed unit UPVC double glazed windows with views over the garden at the rear. Central heating radiator.

HOUSE BATHROOM

Mermaid boarding wall tiling throughout. Vanity wash basin with storage underneath. Low suite w/c. Large walk in shower with a chrome thermostatic. Heated towel rail. Recessed low voltage ceiling spotlights. Useful storage cupboard.

EXTERNAL

To the front of the property there is a private driveway which leads to the integral single garage (as previously described) alongside a low-maintenance garden. To the rear there is a good sized garden which is mainly laid to lawn with a stone paved patio area and a useful storage shed.

TENURE

The tenure for the property is freehold.

COUNCIL TAX BAND

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

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. 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.

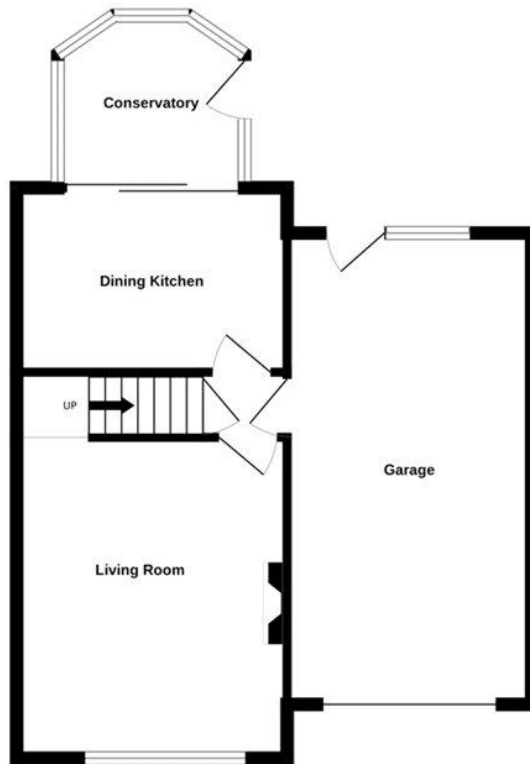
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT18032025

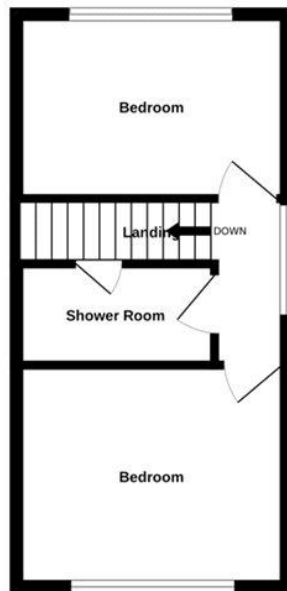
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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.
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Energy performance certificate (EPC)

152 Moorview Way SKIPTON BD23 2LN	Energy rating C	Valid until: 12 March 2035
		Certificate number: 0350-2947-9470-2895-4745

Property type	End-terrace house
Total floor area	56 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		86 B
69-80	C	69 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.