

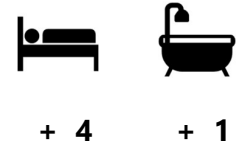
**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Bowling View, Skipton, BD23 1SR

Asking Price: £250,000



- Includes a Detached Garage.
- Four Bedroom family-sized home.
- Level Gardens at the front and rear.
- Downstairs WC.
- Easy walk to the Train Station.
- Nearby Playground.
- Fantastic Views / Setting.

This well presented four bed roomed semi-detached family home enjoys an enviable position having delightful views over the adjacent bowling green and towards the tree lined Leeds/Liverpool canal tow path beyond, whilst also benefiting from an attractive south facing rear garden and an superbly appointed interior which has been subject to improvement and re-configuration upstairs in recent years.



Certainly representing an exciting opportunity to acquire a superbly appointed four bedroom semi-detached home with a garage, within the increasingly popular market town of Skipton, the accommodation is equipped with mains gas central heating and UPVC sealed unit double glazing throughout. Summarised very briefly:

An entrance porch. An entrance hall. Two reception rooms, a modern fitted kitchen. A downstairs WC. Four well planned first floor bedrooms. A contemporary shower room suite. Outside the property enjoys a detached garage, established lawns, pebble beds, and stone flagged patios.

The property enjoys a delightful setting away from busy main roads within this popular residential location just off Broughton Road, being positioned adjacent to a children's playground and therefore being ideal for a younger family. Bowling view is also within easy walking distance of all town centre amenities including the nearby Aireville Park and railway station whilst also having easy access onto the nearby Leeds/Liverpool canal tow path providing level walks into town and also out into the open countryside beyond Skipton.

The ever 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.

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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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

4 Bowling View is described in more detail below:

## GROUND FLOOR

### ENTRANCE PORCH

UPVC sealed unit double glazed entrance door. Range of UPVC sealed unit double glazing. Ceramic floor tiles.

### ENTRANCE HALL

With staircase leading up to the first floor. Wood grain effect laminated flooring.

### LIVING ROOM

14'2" x 12'5" Bay window appointed with UPVC sealed unit double glazing. Very pleasant views over the adjacent Bowling Green and towards trees. TV point. Central heating radiator. Wood grain effect laminated flooring. Large opening through to the:

### DINING ROOM

13'7" x 9'2" With another bay window providing plenty of natural light. Overlooking the rear garden. Central heating radiator. Wood grain effect laminated flooring.

### KITCHEN

12'5" x 4'3" An L-shaped modern kitchen with UPVC sealed unit double glazed windows. The kitchen is well equipped with fitted base and wall units with white fronts. Contrasting laminated worktop surfaces. One and a half bowl stainless steel sink. Wood grain effect laminated flooring. Access to the utility room and the downstairs WC.

### UTILITY ROOM

Fitted shelves. Plumbing and floor space for an automatic washing machine. Wall mounted Viessmann gas combination boiler. Ceramic floor tiles.

#### DOWNSTAIRS WC

With a two piece white suite comprising low suite WC and a hand wash basin. Central heating radiator. Ceramic floor tiles. UPVC sealed unit double glazed window incorporating privacy glass.

#### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11'4" x 11'1" UPVC sealed unit double glazed window. Enjoying views over the Bowling Green and towards the trees. Central heating radiator. Fitted carpets.

#### BEDROOM TWO

10'5" x 9'5" UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

#### BEDROOM THREE

12'9" x 5'2" Two UPVC sealed unit double glazed windows incorporating privacy glass. Central heating radiator. Fitted carpets.

#### BEDROOM FOUR

UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

#### HOUSE SHOWER ROOM

Contemporary suite including low suite WC, hand wash basin with vanity cupboards under, and a large shower enclosure with two thermostatic chrome shower heads. Ladder radiator. Floor to ceiling ceramic tiling. Two UPVC sealed unit double glazed windows.

#### OUTSIDE

To the front the property benefits from an attractive level garden enjoying delightful views over the adjacent bowling green and towards the Leeds/Liverpool canal towpath beyond. Established lawn and patio / sitting out area.

To the rear the property benefits from a delightful south facing enclosed garden incorporating a lawn together with paved patio and pathways. Timber boundary fencing. Planted borders. Access to the:

#### DETACHED GARAGE

With traditional up/over garage door.

#### TENURE

The tenure for this property is Freehold.

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.

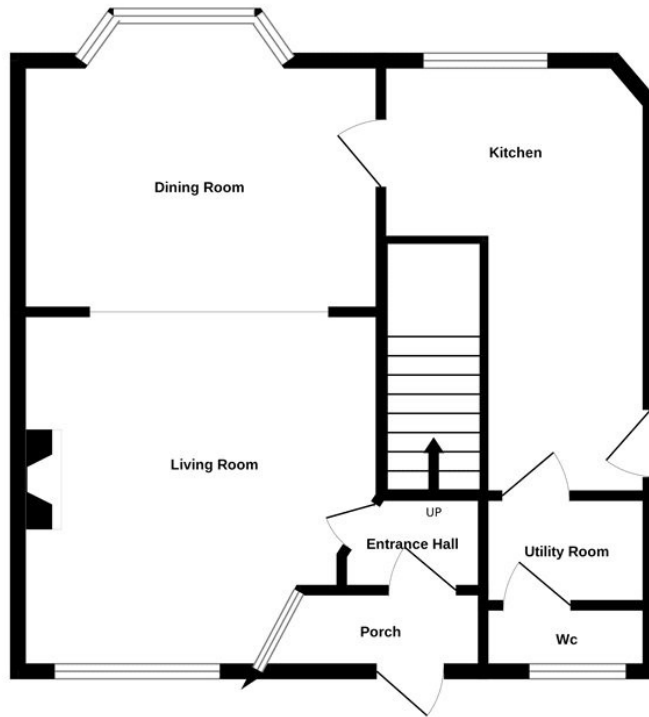
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

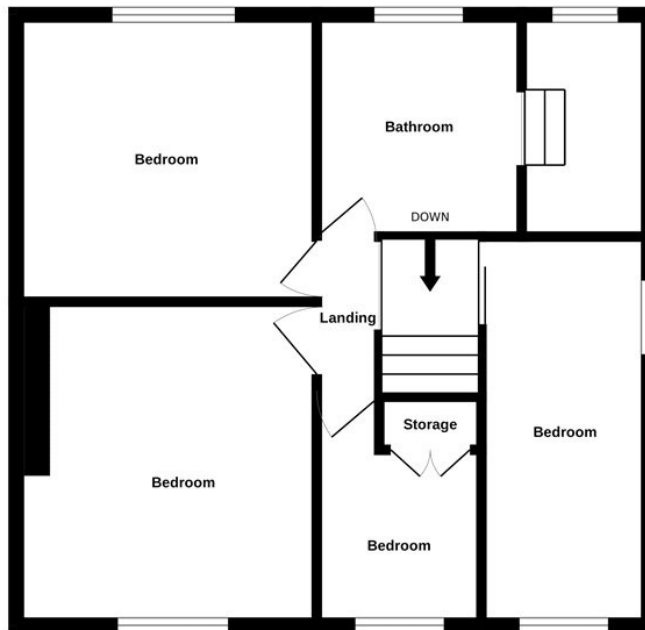




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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)

4 Bowling View SKIPTON BD23 1SR	Energy rating	Valid until: 9 April 2036
	<b>C</b>	Certificate number: 0610-3060-2204-2286-9204

Property type	Semi-detached house
Total floor area	98 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.