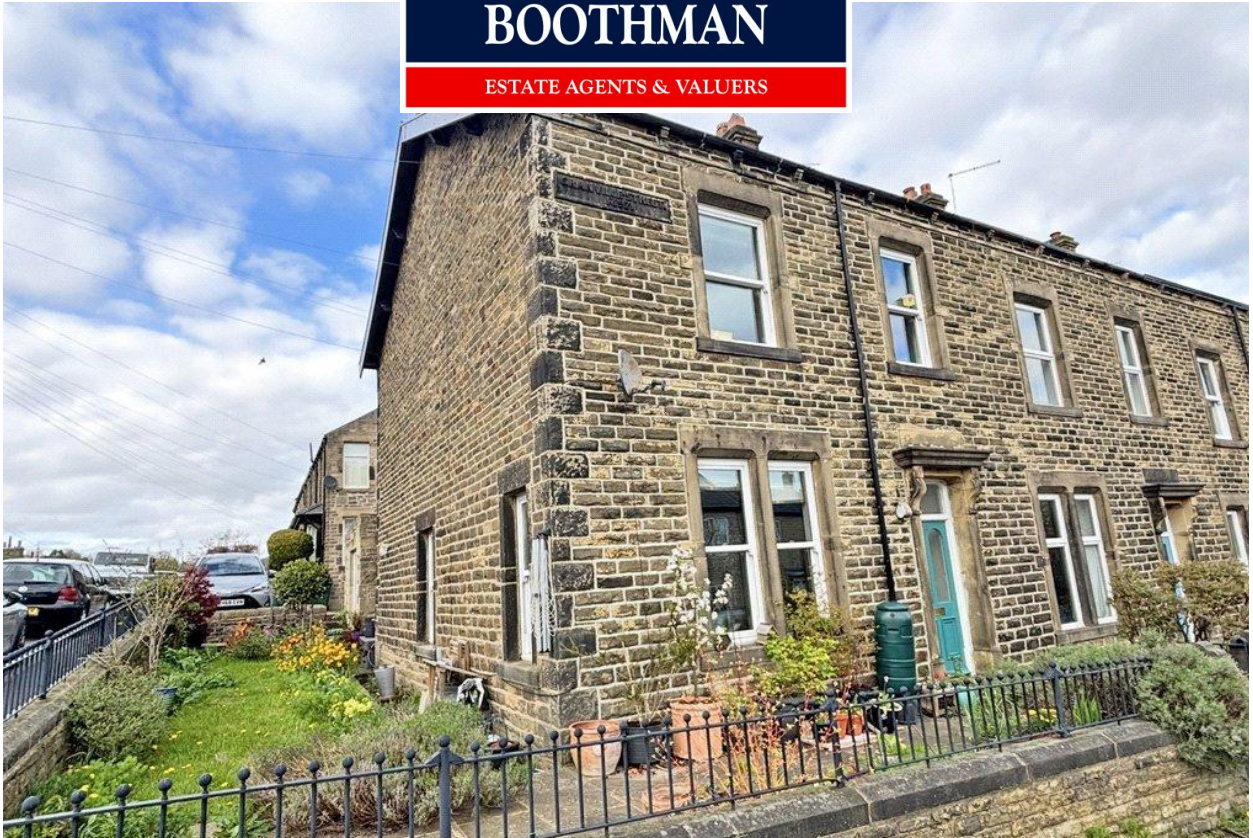


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



24 Granville Street, Skipton, North
Yorkshire BD23 1QD
Asking Price: £395,000



+ 4



+ 2



- Character stone-built family home
- Four good sized bedrooms
- Extended living accommodation
- Well-presented and spacious throughout
- Low maintenance garden and parking space
- Prestigious location within Skipton

A rare opportunity to purchase this extended stone-built Victorian end of terraced family home providing spacious and well-presented four bedroomed accommodation imaginatively planned on three floors with the perfect blend of character charm and modern fixtures and fittings.



This truly outstanding family sized home is pleasantly situated in a well respected residential area just off Gargrave Road with excellent primary and secondary schooling nearby whilst Aireville Park, the Leeds/Liverpool canal, the railway station and Skipton town centre amenities are also situated only a few minutes walking distance away.

Described very briefly, this unique and very appealing home provides an entrance vestibule, an entrance hall, a reception room with a feature cast iron log burning stove, a sitting room which is open to the stylish dining kitchen fitted with contemporary wall and base units and integrated appliances, a cloakroom, a ground floor w/c and a utility room whilst to the first floor there are three good sized bedrooms and the house bathroom fitted with a four piece suite. To the second floor there is a spacious bedroom with fitted wardrobing and an ensuite shower room.

To the front and side of the house there is a larger than usual garden area for this type of property with the rare addition of a private parking space.

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 cafes in addition to having well



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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 towns 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.

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

Certainly providing a superb opportunity, this exceptional property comprises in further detail:

GROUND FLOOR

ENTRANCE VESTIBULE

With a substantial traditional front entrance door. Original mosaic tiled flooring. Stained glass door leading to:

ENTRANCE HALL

Oak effect flooring. Central heating radiator. Feature coving and traditional archway.

RECEPTION ROOM

13'8" x 12'2" with sealed unit UPVC sash windows. Picture rail. Feature arched alcove. Central heating radiator. Inset cast iron log burning stove with a stone slate hearth.

SITTING ROOM

15'2" x 14'10" with sealed unit UPVC sash window. Picture rail. Oak effect flooring. Central heating radiator. Inset cast iron multi-fuel stove with a stone slate hearth. Useful understair storage cupboard. Open to:

DINING KITCHEN

15'8" x 8'9" with a stylish kitchen incorporating fitted wall and base units with contrasting oak worktops and tiled surrounds. Large pantry wall unit. Integrated dishwasher. Belfast sink with a chrome hot and cold mixer tap. Tall Smeg oven. Fitted microwave. Bosch ceramic four ring induction hob with a stainless steel extractor canopy over. Recess for a fridge/freezer. Sealed unit UPVC sash window. Velux window. Recessed low voltage ceiling spotlights. Stone steps leading to:

CLOAKROOM

8'10" x 8'8" with a sealed unit UPVC double glazed window and matching rear entrance door. Central heating radiator. Velux window. Feature stone flagged floor. Fitted storage cupboards. Recessed low voltage ceiling spotlights.

W/C

Corner vanity wash basin with tiled splash back. Low suite w/c. Extractor fan. Recessed low voltage ceiling spotlights..

UTILITY ROOM

8'8" x 8'8" (both maximum) with a sealed unit UPVC double glazed window. Plumbing for a washing machine. Recess for a dryer. Wall mounted gas fired Baxi combination boiler. Recessed low voltage ceiling spotlights.

FIRST FLOOR

LANDING

Spindled balustrade. Original panel doors to all first floor rooms. Picture rail. Understair storage cupboard.

DOUBLE BEDROOM

14'8" x 10'4" with original pine flooring. UPVC sealed unit double glazed sash window with views down the Aire Valley. Central heating radiator. Picture rail. Original cast iron fireplace.

DOUBLE BEDROOM

12'5" x 11'8" with original pine flooring. UPVC sealed unit double glazed sash window. Central heating radiator. Picture rail. Original cast iron fireplace. Fitted storage cupboard.

BEDROOM

11'2" x 7'4" with original pine flooring. UPVC sealed unit double glazed sash window with views down the Aire Valley. Central heating radiator. Picture rail.

HOUSE BATHROOM

Large tiled panel bath. Vanity wash basin with storage drawer underneath and mirrored medicine cabinet over. Low suite w/c. Walk in shower cubicle with a chrome thermostatic rainfall shower and tiled surround. Extractor fan. Chrome heated towel rail. Sealed unit UPVC sash window with plantation shutters.

SECOND FLOOR

ATTIC BEDROOM

16'8" x 15'2" (both maximum with some reduced head height) with a Velux window. Access into eaves storage. Fitted wardrobing. Central heating radiator.

ENSUITE SHOWER ROOM

Low suite w/c. Shower cubicle with an electric shower. Vanity wash basin. Chrome heated towel rail. Extractor fan.

EXTERNALLY

There are good sized and easily manageable gardens to the front and side of the house including flowerbeds, shrubs, a stone flagged patio and a lawn. There is the rare addition of a private parking space for one small vehicle.

COUNCIL TAX BAND

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

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.

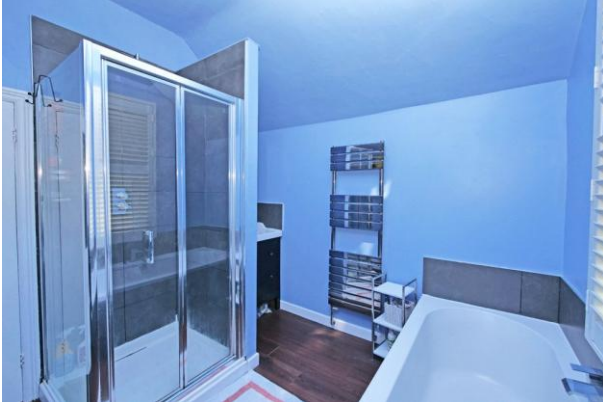
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.





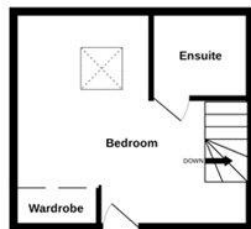
GROUND FLOOR



1ST FLOOR



2ND 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)

24 Granville Street
SKIPTON
BD23 1QD

Energy rating

D

Valid until: **24 February 2035**

Certificate number: **1435-3122-8400-0975-7222**

Property type	End-terrace house
Total floor area	153 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 D. 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		
55-68	D	61 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

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