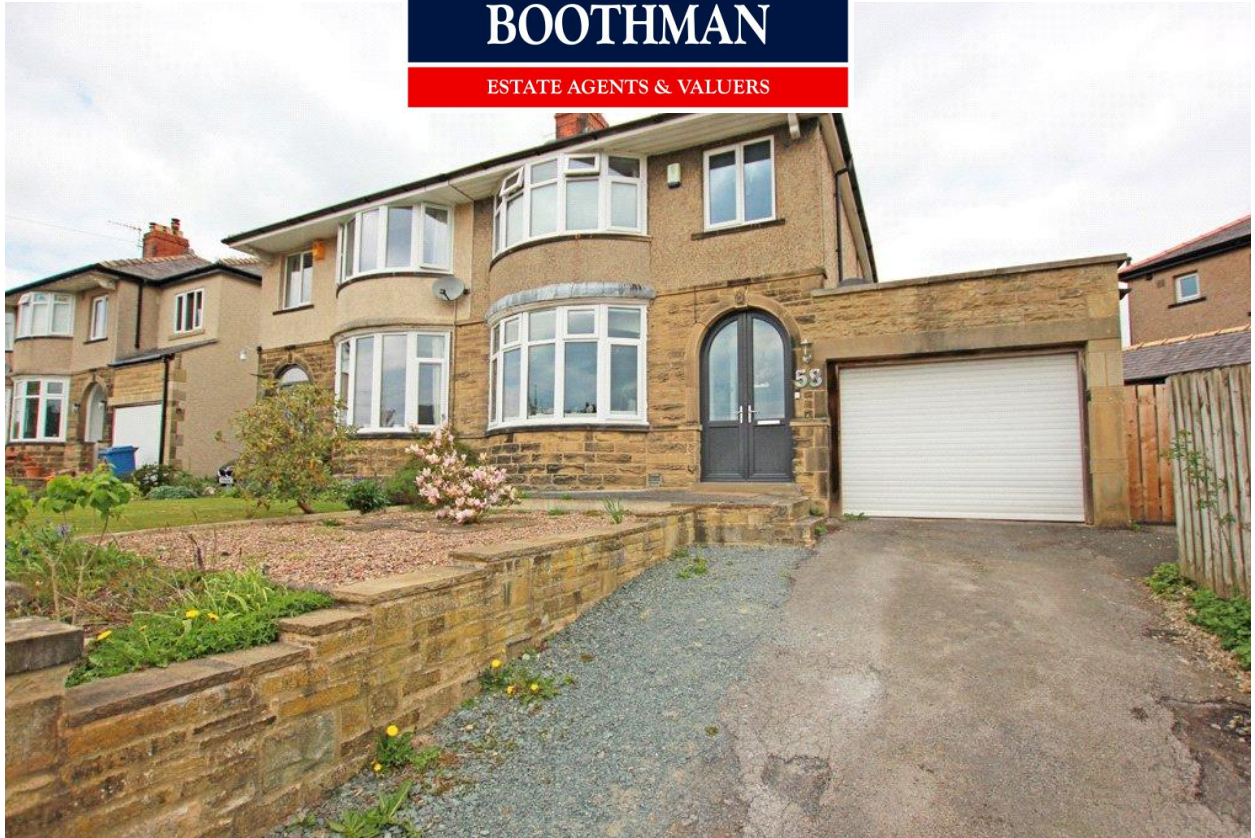


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



58 Princes Drive, Skipton BD23 1HW  
Asking Price: £369,500



+ 3

+ 1



- Traditional 1930's semi-detached
- Three good sized bedrooms
- Private driveway and garaging
- Superb long distance views
- Good sized rear garden
- Desirable location within Skipton

An extremely rare opportunity to purchase this three bedroomed traditional 1930's semi-detached family home set in this popular and desirable location with the benefit of a private driveway, garaging, a large rear garden and planning permission to extend over the garage to create further living accommodation.



Located on the level in a very highly respected and sought after residential area just off Otley Road whilst only approximately two thirds of a mile away from Skipton's town centre shops, amenities and services.

Fitted with sealed unit UPVC double glazing, gas fired central heating and high quality fixtures and fittings throughout, the property comprises briefly:

An entrance porch, an entrance hallway, a well-appointed kitchen with modern fitted wall and base units which is open to the sitting room with a cast-iron log burning stove which in turn is also open to the dining room with feature bay windows and stunning views. To the first floor there are three good sized bedrooms and a beautifully appointed house bathroom with a stylish three piece suite. Externally to the front of the property there is a private tarmac driveway which leads to the single garage and a low maintenance front garden. To the rear there is a good sized level garden with a lawn, patio area, shed, pond and mature shrub and flower bed borders.

The incredibly 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' 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 station providing regular daily services to Leeds and Bradford. The town enjoys an annual

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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 United Kingdom.

Enjoying fine south easterly views at the front towards the moors in the distance, this superb property has much to commend it. Described in further detail:

## GROUND FLOOR

### ENTRANCE PORCH

Sealed unit UPVC front entrance doors.

### ENTRANCE HALLWAY

Central heating radiators. Pine flooring. Useful understair storage cupboard. Front entrance door incorporating feature stained glass with stained glass windows to either side.

### KITCHEN

12'5" x 9'5" with tiled effect flooring. Modern fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Recess for fridge freezer. Plumbing for washing machine. Stainless steel one and a half bowl sink and drainer with chrome hot and cold mixer tap. Lamona fan assisted oven. Four ring stainless steel gas hob with matching extractor canopy over. Integral dishwasher. Hardwood stable rear door. Open to:

### SITTING ROOM

15'6" x 12'2" with pine flooring. Bay window incorporating sealed unit UPVC double glazed windows and a matching rear entrance door. Picture rail. Alcove cupboards. Inset fireplace with a stone hearth and cast iron log burning stove. Open to:

### DINING ROOM

14'11" (into bay) x 12'2" with a feature bay window with sealed unit UPVC double glazed windows having stunning long distance views. Central heating radiator. Picture rail.

## FIRST FLOOR

### LANDING

Sealed unit UPVC double glazed window. Spindled balustrade. Storage cupboard housing the hot water tank.

### BEDROOM

15'5" x 12'5" (into wardrobe and bay) with bay windows incorporating sealed unit UPVC double glazed windows having stunning open countryside views. Fitted wardrobing. Central heating radiator.

#### BEDROOM

15'5" x 12'5" (both max) with bay windows incorporating sealed unit UPVC double glazed windows. Central heating radiator. Loft access. Picture rail.

#### BEDROOM

9'3" x 6' with sealed unit UPVC double glazed window with superb views. Central heating radiator. Picture rail.

#### HOUSE BATHROOM

With tiled flooring with underfloor heating. Sealed unit UPVC double glazed window. Heated towel rail. Recessed low voltage ceiling spotlights. Shaver point. Extractor fan. Vanity wash basin. Low suite w/c. Walk in shower with chrome thermostatic shower and rainfall shower over with mermaid boarding.

#### EXTERNALLY

To the front of the property there is a private tarmac driveway with parking for several vehicles which leads to the:

#### SINGLE GARAGE

15'8" x 10' with power, lighting, electric roller door and the wall mounted Main gas fired central heating boiler.

There is also a low maintenance garden area to the front. To the rear there is a well-maintained level garden with a stone flagged patio area, a shed, a lawn, a pond, a pergola and flower bed and shrub borders.

#### 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.

Ref: JT01052025

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

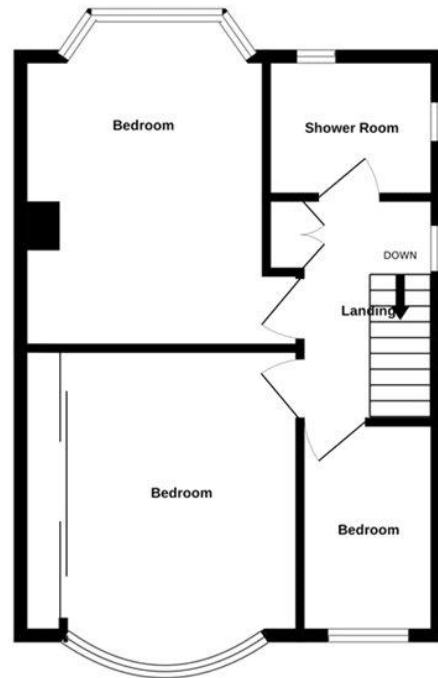
These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property.



# GROUND FLOOR



# 1ST FLOOR



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)

58 Princes Drive SKIPTON BD23 1HW	Energy rating <b>D</b>	Valid until: <b>23 April 2035</b>
		Certificate number: <b>0235-2624-0400-0584-9222</b>

Property type	Semi-detached house
Total floor area	92 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+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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