

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



68b Moorview Way, Skipton BD23 2JW
Asking Price: £289,950



+ 3



+ 1



- Large Side and Rear Garden
- Private Parking for Multiple Vehicles
- Garage
- Three Bedrooms
- Long Distance Views

This attractively improved and well-equipped individual three bedroomed end townhouse enjoys fine views towards the moors and stands in a delightful landscaped generous garden which provides a particularly appealing feature whilst also including a spacious private level driveway together with a single garage.



Pleasantly situated in a select cul-de-sac within a popular residential area only circa three quarters of a mile away from Skipton town centre amenities, this very appealing home borders a park/recreation ground on one side with light woodland and pleasant walks nearby.

Including gas central heating and UPVC sealed unit double glazing, this outstanding property is very strongly recommended for inspection, offering briefly:

An entrance hall, a dual aspect through living dining room, a well-appointed fitted kitchen including built in appliances, on the first floor a landing leads to three well planned bedrooms all enjoying long distance views and a superbly appointed three-piece bathroom including a dual head thermostatic shower over the bath. Externally the property includes a generous driveway with parking for three vehicles, a small front garden, a timber garden shed and a single garage both with power. The property also includes a generous side and rear garden providing an extremely attractive features including lawned area, stone flagged patio, raised decking and colourful flower beds.

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' three days a week. The town offers an excellent mix of independent shops, pubs, and cafes in addition to having well known branded stores



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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 United Kingdom.

Certainly providing a unique opportunity, this beautifully presented property has much to commend it and comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed entrance door and matching side panel. Gas central heating. Staircase leading to first floor landing and useful built in storage underneath housing wall mounted gas combination boiler.

THROUGH LIVING DINING ROOM

23'05" x 12'01" With dual aspect UPVC sealed unit double glazing. Two central heating radiator. Decorative fireplace with marble hearth and interior.

FITTED KITCHEN

10' x 8'09" Well appointed cream fronted wall and base units with contrasting granite effect worktop surfacing having matching upstands. Inset stainless steel sink with drainer grooves. High level built in electric oven. Built in Microwave. Four ring gas hob with extractor above. Integrated fridge and freezer. Integrated dishwasher. Plumbing for an automatic washing machine. Central heating radiator. UPVC sealed unit double glazing enjoying views over the garden. UPVC sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Built in linen cupboard. Ladder access leading to boarded loft space. Spindle balustrade.

BEDROOM ONE

11'10" x 9'10" With UPVC sealed unit double glazing enjoying views towards Skipton Moors. Central heating radiator.

BEDROOM TWO

11'04" x 9'06" With UPVC sealed unit double glazing enjoying fine long-distance views to the countryside beyond. Central heating radiator.

BEDROOM THREE

8'05" x 8'03" With UPVC sealed unit double glazing enjoying views towards Skipton Moors. Central heating radiator. Built in wardrobe.

BATHROOM

Superbly appointed three-piece white suite comprising low suite w/c and hand wash basin built into contemporary vanity unit, fitted bath including dual head thermostatic shower and glass shower screen. Contemporary wall tiles. Wood effect flooring. Ladder central heating towel radiator. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

To the front of the property is a tarmac private driveway leading to further stone flagged parking spaces, with a timber garden shed including power.

SINGLE GARAGE

17'10" x 8'01" With up/over door. Light and power.

The generous landscaped rear and side garden provides an extremely attractive feature overlooking the park/recreation ground on one side with light woodland and includes, a lawned area, a stone flagged patio, a raised decking, raised planters and colourful well stocked flowerbeds.

COUNCIL TAX BAND

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

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.

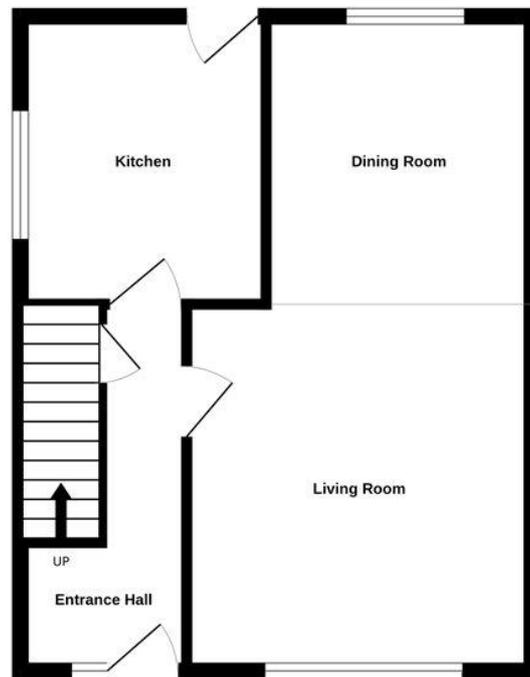
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

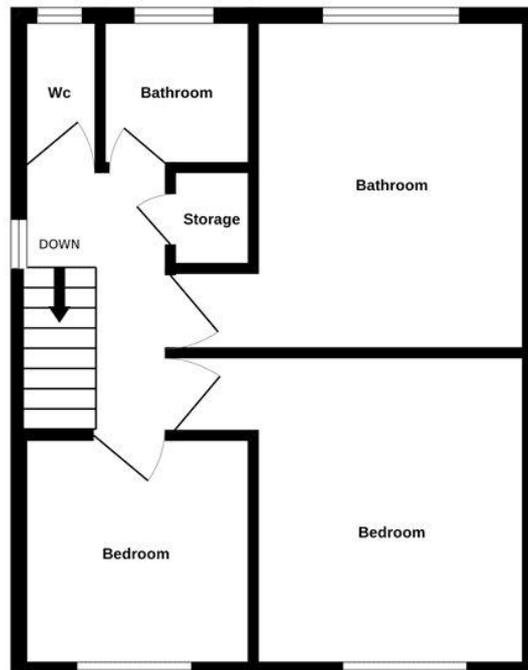




GROUND FLOOR



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)

68b, Moorview Way
SKIPTON
BD23 2JW

Energy rating

D

Valid until: **21 December 2030**

Certificate number: **2525-3901-4202-1810-2200**

Property type: Semi-detached house

Total floor area: 81 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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