

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Swarth Fell Close, Skipton, North
Yorkshire BD23 1GA
Asking Price: £699,950



+ 5



+ 3



- Five bedroomed family home
- Beautifully appointed throughout
- Spacious and well-planned living accommodation
- South facing and private rear garden
- Stunning open countryside views
- Private parking and a double garage

A superb opportunity to purchase this spacious and beautifully presented five bedroomed ensuite family home which sits in a extensive plot with the addition of an integral double garage, ample parking and a south facing rear garden whilst also enjoying an enviable position within this recently constructed development commanding long distance views over Skipton to the countryside beyond.



The property sits in a prime location on this successful modern development benefiting from the remainder of ten year New Homes Warranty together with an extremely high level of thermal insulation resulting in lower respective running costs, this beautifully appointed home certainly requires further inspection in order to appreciate both the high standard of accommodation on offer and in addition the very appealing and desirable setting.

Fitted with sealed unit UPVC double glazed windows, gas fired central heating and thoroughly upgraded living accommodation, the property comprises briefly:

An entrance hallway, a study/snug, a utility room, a sitting room with doors out onto the south facing garden, a w/c and a beautifully appointed dining kitchen with modern fitted wall and base units with quartz worktops and integrated appliances whilst to the first floor there are five good sized double bedrooms, two of which have high quality ensuite shower rooms and the house bathroom fitted with a contemporary four piece suite. Externally the property has a private driveway to the front with parking for several cars and leads to the integral double garage. To the rear there is a private and enclosed garden which is mainly laid to lawn with a stone flagged patio.

The property forms part of this extremely successful modern development situated in a well-regarded residential area just off Harrogate Road within walking distance of Skipton town centre whilst offering easy road access out of the town in the directions to the North. This well positioned development is only a short five minute walk from the beautiful Skipton Woods, an ancient area of woodland extending behind the spectacular Medieval Skipton Castle following the enchanting natural valley of Eller Beck offering a



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wonderful habitat for birds and other wildlife whilst leading past the historic Springs Canal and directly down into the town centre itself.

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 Castle and Church 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 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 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.

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

Certainly representing a superb opportunity, this family home is beautifully presented throughout and offers spacious living accommodation, comprising in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Composite front entrance door. Central heating radiator. Light oak herringbone effect flooring. Open staircase to the first floor.

SNUG/STUDY

11'2" x 9'8" with a central heating radiator. Sealed unit UPVC double glazed window.

W/C

Concealed cistern back to wall w/c. Pedestal wash basin. Partial wall tiling. Chrome heated towel rail. Light oak herringbone effect flooring. Sealed unit UPVC double glazed window.

UTILITY

7' x 6'4" with a composite side entrance door. Light oak herringbone effect flooring. Sealed unit UPVC double glazed window. Central heating radiator. Extractor fan. Fitted wall and base units with quartz worktops and tiled surrounds. Plumbing for a washing machine. Space for a condensing dryer.

SITTING ROOM

16'3" x 12'8" with a central heating radiator. Sealed unit UPVC double glazed windows and matching doors onto the south facing garden.

DINING KITCHEN

15'9" x 13'6" with a stylish fitted kitchen with contemporary fitted wall and base units with contrasting quartz worktops and matching surrounds with tiled surrounds. Light oak herringbone effect flooring. Sealed unit UPVC double glazed window. Central heating radiator. Recessed low voltage ceiling spotlights. Velux windows. Bi-folding doors onto the south facing garden. Bosch wine fridge. Bosch ceramic five ring induction hob with a matching extractor canopy over. Bosch tall oven. Bosch microwave oven. Integrated fridge/freezer. Integrated Bosch dishwasher.

INTEGRAL DOUBLE GARAGE

16'8" x 16'1" with power, lighting, an electric up and over door and a wall mounted Ideal central heating boiler.

FIRST FLOOR

LANDING

Spindled balustrade. Loft access. Central heating radiator. Storage cupboard with shelving and the pressurised water cylinder.

DOUBLE BEDROOM

13'8" x 11'8" with sealed unit UPVC double glazed windows. Central heating radiator. Quality fitted wardrobing.

ENSUITE

Full ceramic floor and partial wall tiling. Vanity wash basin with a mirrored medicine cabinet over. Shaver point. Concealed wall mounted back to wall w/c. Chrome heated towel rail. Extractor fan. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. Large shower cubicle with a dual chrome thermostatic and rainfall shower over.

DOUBLE BEDROOM

13'4" x 10'3" with sealed unit UPVC double glazed windows having superb open countryside views. Central heating radiator. Quality fitted wardrobing.

ENSUITE

Full ceramic floor and partial wall tiling. Vanity wash basin. Shaver point. Concealed wall mounted back to wall w/c. Chrome heated towel rail. Extractor fan. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. Large shower cubicle with a dual chrome thermostatic and rainfall shower over.

DOUBLE BEDROOM

9'7" x 9 with sealed unit UPVC double glazed windows having superb open countryside views. Central heating radiator.

DOUBLE BEDROOM

13' x 9'4" with sealed unit UPVC double glazed windows having superb open countryside views. Central heating radiator. Quality fitted wardrobing.

DOUBLE BEDROOM

14'8" (not into wardrobes) x 9'4" with sealed unit UPVC double glazed windows. Central heating radiator. Quality fitted wardrobing.

HOUSE BATHROOM

Fitted with a beautiful bathroom suite incorporating a large walk in shower cubicle with a dual chrome thermostatic and rainfall shower over, tiled panel bath with shower head attachment, concealed cistern back to wall w/c and a vanity wash basin with storage drawers underneath and a mirror over. Full ceramic floor and wall tiling. Chrome heated towel rail. Sealed unit UPVC double glazed window. Extractor fan. Recessed low voltage ceiling spotlights.

OUTSIDE

To the front there is a private driveway with parking for several cars and leads to the integral double garage (previously described). There is also a small lawn with a planted shrub and flowerbed border. To the rear there is a south facing, private and enclosed garden which is mainly laid to lawn with a stone flagged patio, raised well established flower beds, external lighting and side access to the front of the property.

COUNCIL TAX BAND

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

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: JT07052026

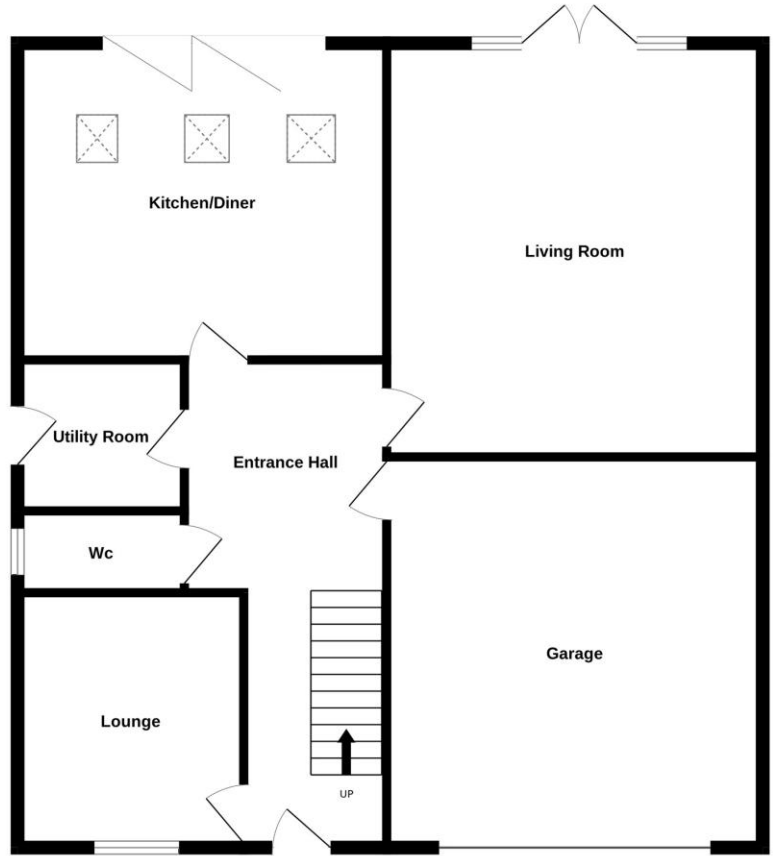
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



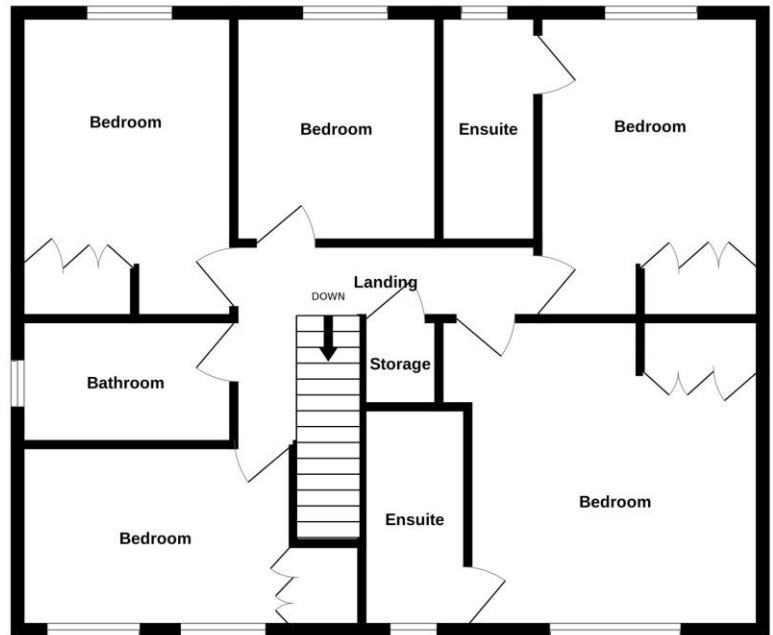




GROUND FLOOR



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)

6 Swarth Fell Close Skipton BD23 1GA	Energy rating B	Valid until: 10 April 2033
		Certificate number: 4837-8334-3000-0979-4296

Property type	Detached house
Total floor area	169 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	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.