

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



19 Shortbank Road, Skipton BD23 2LQ
Asking Price: £279,950



+ 3



+ 1



- Three Bed Semi Detached
- Kitchen Extension
- Enclosed Rear Garden
- Re Roofed
- Modern UPVC Sealed Unit
Double Glazing

Imaginatively extended on the ground floor, this traditional three bedroomed semi-detached house provides attractively improved and well appointed including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures throughout.



Commanding fine long distance views, this property is pleasantly situated in a popular residential area, close to the moors and beautiful open countryside whilst only circa two thirds of a mile away from Skipton town centre shops, amenities and services.

Strongly recommended for inspection, this well-equipped and very appealing home offers briefly:

An entrance hall, a living room, a dining room through to a stylish fitted kitchen with quality contemporary units incorporating built-in appliances together with a utility room whilst on the first floor are three bedrooms and a house bathroom with a quality white suite including a shower above the bath. There is a raised lawned front garden enjoying fine long distance views towards the moors. The generous enclosed rear garden provides an attractive feature.

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 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,



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



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.

With much to commend it, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With traditional composite front entrance door including leaded glass. Central heating radiator. Staircase off to the first floor.

LIVING ROOM

13'10" x 13'6" with UPVC sealed unit double glazing. Fine long distance views towards the moors. Vertical central heating radiator. Contemporary raised fireplace with a living gas open pebbled fire. Deep walk-in store place under stairs.

DINING ROOM

16'9" x 7'9" with UPVC sealed unit double glazed patio doors to the attractive rear garden. Vertical central heating radiator. Laminate light oak flooring. Recessed low voltage ceiling spotlighting and LED lighting. Open through to:

FITTED KITCHEN

11'10" x 7'10" superbly appointed with a quality range of stylish base and wall units having cream gloss fronts with contrasting oak block worktop surfaces including tiled surrounds. Composite sink with drainer unit and pillar spray tap. Integrated dishwasher. Twin built-in stainless steel finish ovens with a four ring gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Vertical central heating radiator. Laminate light oak flooring. UPVC sealed unit double glazing. Long distance views towards Sharphaw and Roughaw. Recessed low voltage ceiling spotlights.

UTILITY ROOM

8'4" x 4'10" with fitted cupboard units. Oak style worktop surfaces. Plumbing for automatic washing machine. Central heating radiator. Wall mounted Ideal gas combination central heating boiler. UPVC sealed unit double glazing and a matching external door to the attractive rear garden.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Fine long distance views towards the hills. Spindled balustrade.

BEDROOM ONE

11' x 10'1" with UPVC sealed unit double glazing. Superb long distance panoramic views towards the moors and across the valley towards the hills. Double central heating radiator.

BEDROOM TWO

10'9" x 9' with UPVC sealed unit double glazing. Views across gardens at the rear. Double central heating radiator.

BEDROOM THREE

7'9" x 7'9" with UPVC sealed unit double glazing. Views across gardens at the rear. Double central heating radiator.

BATHROOM

With a contemporary three piece white suite comprising a built-in bath with screen, waterfall tap and thermostatic overhead shower together with a low suite WC and a hand wash basin standing on a granite worktop. Contrasting full height wall tiling and also tiled flooring. UPVC sealed unit double glazing. Ladder central heating radiator. LED lighting. Recessed low voltage ceiling spotlights.

OUTSIDE

There is a raised lawned front garden with a pebble-bed to the side, a flagged pathway and long distance views.

Generous enclosed rear garden including lawn, a pebble-bed and a flagged patio/sitting-out area. Outside tap and lighting.

COUNCIL TAX BAND

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

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.

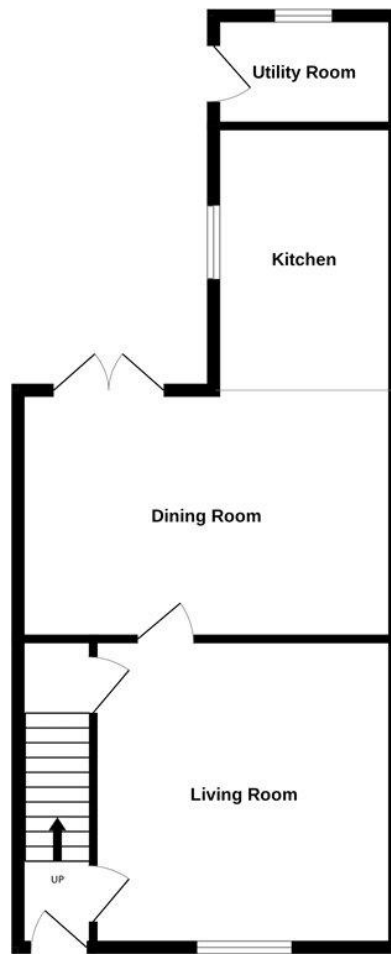
Ref: AJT191125

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

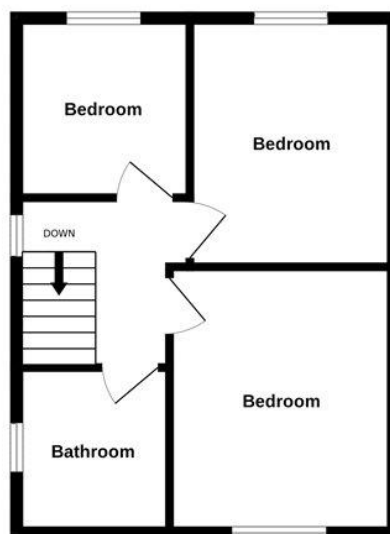




GROUND FLOOR



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.
Made with Metropix ©2025

Energy performance certificate (EPC)

19, Shortbank Road SKIPTON BD23 2LQ	Energy rating C	Valid until: 31 March 2031
		Certificate number: 0540-2430-1070-2579-3051

Property type	Semi-detached house
Total floor area	68 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.