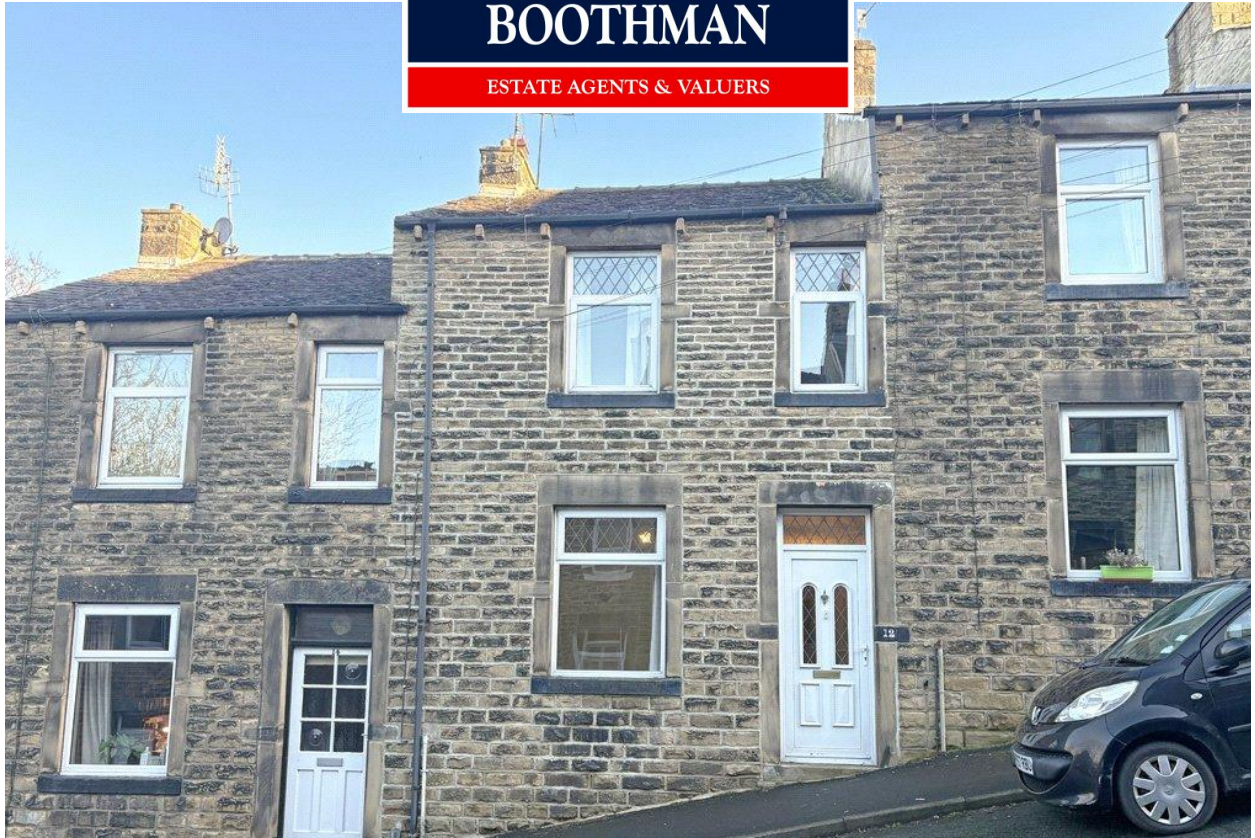


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



12 Fairfax Street, Skipton BD23 2DP  
Asking Price: £149,950



+ 3



+ 1



- No Forward Chain
- Two Storey Extension
- Walking Distance To Town
- UPVC Sealed Unit Double Glazing
- Enclosed Rear Yard

This extended three bedroomed stone inner terraced house is now in need of modernisation and improvement although certainly provides a rare opportunity for purchasers seeking to refurbish a property of this type entirely in accordance with personal choice of specification.



Very conveniently situated in a popular residential area only minutes walking distance away from Skipton town centre amenities nearby, the property includes UPVC sealed unit double glazing and comprises briefly:

An entrance vestibule, an entrance hall, a living room, a dining room, and a kitchen whilst on the first floor are three bedrooms and a bathroom with a white suite. There is an enclosed flagged rear yard and two adjoining out-buildings/store places.

Surrounded by beautiful open countryside, the historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shops, amenities, services, and recreational facilities together with excellent primary and secondary schooling.

With significant further potential, this modernisation project comprises in more detail:

#### GROUND FLOOR

##### ENTRANCE HALL

UPVC sealed unit double glazing. Staircase leading to 1st floor landing.

##### LIVING ROOM

13'2" x 10' (maximum) with UPVC sealed unit double glazing. Timber fireplace with gas fire. Built in alcove cupboards.



Harrison Boothman Estate Agents & Valuers  
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#### DINING ROOM

12" x 10'10" with UPVC sealed unit double glazing.

#### KITCHEN

8'10" x 5'11" With a range of wall and base units incorporating granite effect worktop surfaces. Stainless steel sink and drainer unit. Electric cooker point. UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door. Open through to under stairs storage.

#### FIRST FLOOR

##### LANDING

With a spindled balustrade. Built-in store/linen cupboard.

##### BEDROOM ONE

13'10" x 9'8" with UPVC sealed unit double glazing.

##### BEDROOM TWO

10'3" x 9'08" with UPVC sealed unit double glazing. Fitted sliding mirrored fronted wardrobe.

##### BEDROOM THREE

10'07" x 6'05" with UPVC sealed unit double glazing.

#### BATHROOM

With a three-piece white suite comprising a panelled bath having a Mira independent shower together with a low suite WC and a pedestal wash basin. UPVC sealed unit double glazing. Built in airing cupboard housing hot water cylinder.

#### OUTSIDE

There is an enclosed flagged rear yard.

#### ADJOINING OUT-BUILDING / STORE PLACE

With timber entrance door. Plumbing for an automatic washing machine.

#### 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.

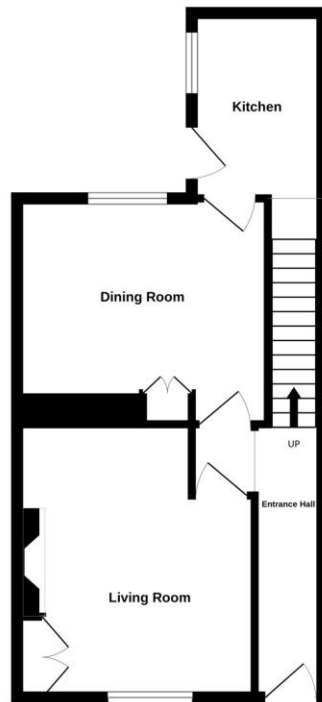
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT190126

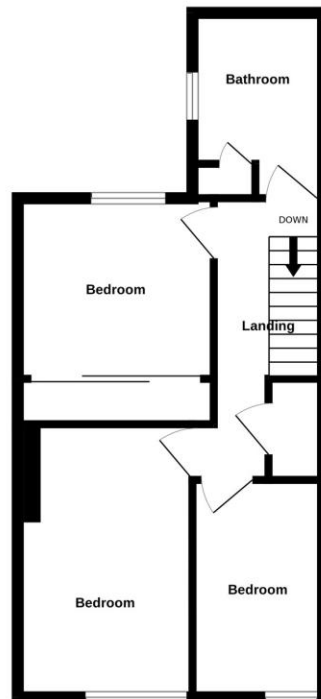
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

|  |                           |   |
|--|---------------------------|---|
| 12 Fairfax Street<br>SKIPTON<br>BD23 2DP | Energy rating<br><b>G</b> | Valid until: <b>21 January 2036</b>                 |
|  |                           | Certificate number: <b>0380-2702-0590-2326-6811</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 80 square metres  |

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is G. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 77 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      | 15 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.