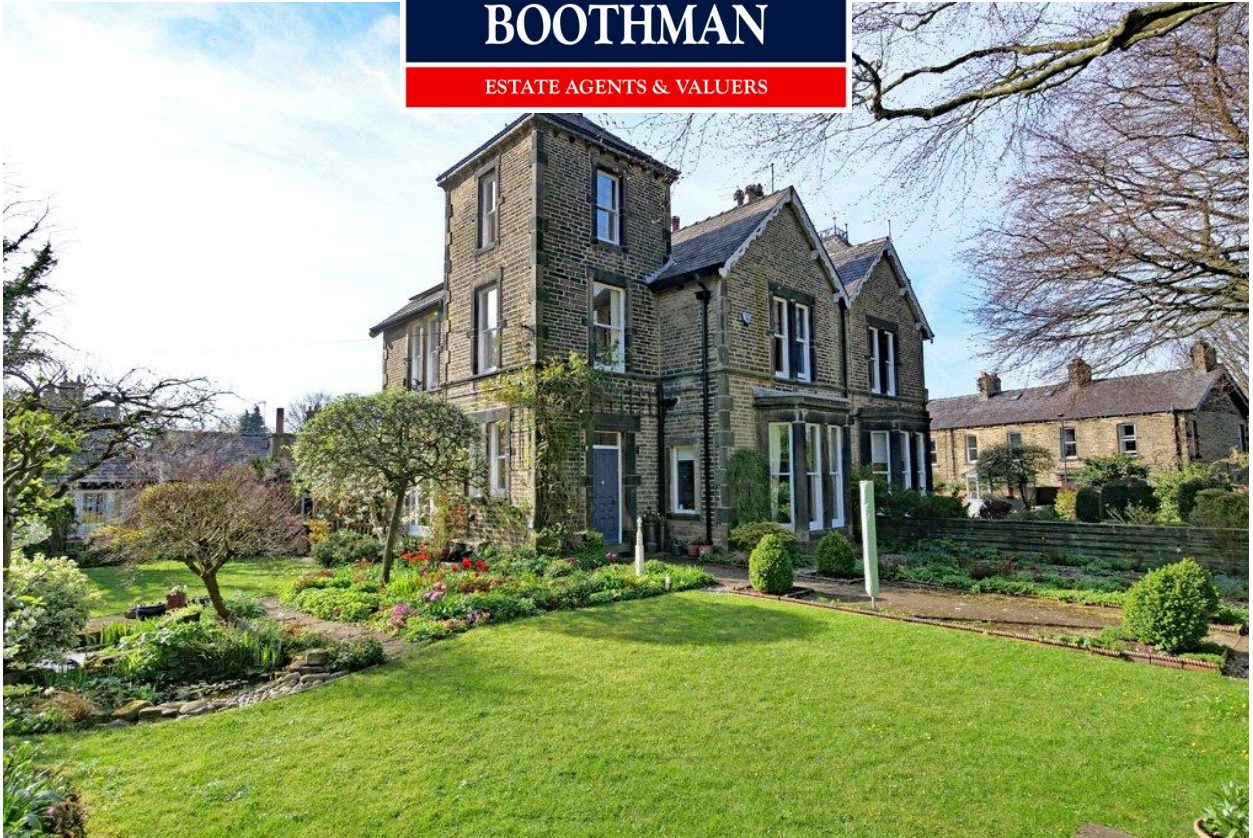


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Belgravia Villas, Skipton BD23 2BQ
Asking Price: £750,000



+ 4



+ 2



- Including Belgravia Cottage - Self Contained 'Granny' Flat
- Four Bedroom Ensuite
- Extensive Landscaped Garden
- Exclusive Location
- Period Features

This prestigious, spacious and well equipped individual Victorian semi-detached house provides family sized four double bedroomed en-suite accommodation of exceptional merit standing in unusually generous delightful gardens whilst superbly situated in an exclusive quiet location just off Carleton Road.



Secluded in this select cul-de-sac, this outstanding property is only a few minutes walking distance away from Skipton town centre amenities with excellent primary and secondary schooling, the Leeds/Liverpool canal and the railway station also nearby.

With the advantage of a self-contained one bedroom annex, built in 1995 as a granny flat and is currently operating as a successful holiday let, the property offers impressive flexibility for future owners. The annex could just as easily serve as a comfortable granny annex, providing independent living space while keeping loved ones close by. Adding to its appeal, the property also benefits from private parking and a double car port.

Including gas central heating, PV solar panels and solar panels heating hot water, quality fittings, and fixtures combined with attractive period features, this very appealing home certainly provides a unique opportunity.

Strongly recommended indeed for inspection, the property comprises very briefly:

An entrance hall with staircase leading to the first floor landing and cellar/workshop to the lower ground floor, a bay window lounge overlooking the delightful well stocked garden, a sitting room, a dining room, a well-appointed fitted kitchen with stairs down to a useful pantry cellar, a rear entrance hall, a utility room, a downstairs w/c and a side porch. Whilst on the first floor a landing leads to three well planned bedrooms, one including an ensuite shower room, a house bathroom and a study with staircase leading to the fourth bedroom on the second floor and access to a large loft storage area. With internal access from the main house the annex includes a fitted kitchen, a living/ dining room, and a double bedroom with an ensuite shower room.



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Externally the property benefits from a private driveway to the front of the house, leading into the generous landscaped organic garden, providing a very appealing feature including a variety of mature well stocked flowerbeds, timber garden sheds, fruit cage, and a pond. To the rear of the property is further private parking, a double carport and a stone flagged rear yard with raised decking area catching the evening sun.

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

This exceptional property comprises in further detail:

ENTRANCE HALL

With substantial timber entrance door and top light. Timber sash windows. Staircase leading to the first floor landing. Includes staircase leading down to the cellar. Central heating radiator.

LOUNGE

14'11" x 12'11" plus bay window with timber sealed unit double glazed sash window. Further sealed unit double glazed window to the side. Central heating radiator. Ceiling coving. Picture rail. Ceiling rose. Open fire set within painted slate fire surround to open fire with tiled hearth and interior.

SITTING ROOM

13'1" x 10'10" With sealed unit double glazed sash window. Fitted bookshelves. Open coal fire set within original painted timber effect slate fire surround including tiled hearth. Central heating radiator. Ceiling coving.

DINING ROOM

14' x 13'10" With sealed unit double glazed patio door and matching side panels. Central heating radiator. Built-in storage. Serving hatch through to kitchen.

REAR PORCH

With timber glazed rear entrance door. Sealed unit double glazing. Central heating radiator.

FITTED KITCHEN

13'4" x 9'1" With a well-appointed range of fitted wall and base units incorporating contrasting granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Gas cooker with extractor over. Integrated dishwasher. Integrated fridge. Dual aspect sealed unit double glazing. Enclosed staircase down to pantry cellar.

UTILITY ROOM

8' x 7'10" With well-appointed fitted base cupboard. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Central heating radiator. Sealed unit double glazing. Sealed unit double glazed door through to side porch. Internal door through to annex.

SIDE PORCH

With timber glazed window. Timber glazed door leading to rear garden.

DOWNSTAIRS WC

With two piece suite comprising low suite WC and floating hand wash basin. Extractor fan.

LOWER GROUND FLOOR

PANTRY CELLAR

11'7" x 8'8" With light and power. Stone flagged flooring. Solar panel meter. Stone shelves.

CELLAR/WORKSHOP

9'5" x 6'7" With stone step access from entrance hall. Light and power. Fitted shelves. Timber single glazed window. Three zoned gas fired condensing boiler for central heating and domestic hot water.

FIRST FLOOR

LANDING

BEDROOM ONE

14'3" x 13' With refurbished timber sash windows including draught seals enjoying views over the generous gardens. Central heating radiator. Range of built-in wardrobes. Built-in cupboard housing pedestal hand wash basin.

BEDROOM TWO

11'2" x 9'1" With refurbished timber sash windows including draught seals enjoying views towards Skipton Moor. Central heating radiator. Fitted wardrobes.

EN-SUITE WET ROOM

With three piece white suite comprising low suite WC, floating hand wash basin, shower enclosure housing wall mounted electric Mira shower. Recessed ceiling spotlight. Extractor fan.

BEDROOM THREE

9'9" x 9'2" With refurbished timber sash windows including draught seals. Central heating radiator.

BATHROOM

Superbly appointed three piece white suite comprising low suite WC and hand wash basin built into vanity cabinet, fitted bath with shower and glass shower screen. Built-in airing cupboard housing hot water cylinder. Complementary wall tiles and contrasting floor tiles.

STUDY

11' x 6'2" With dual aspect double glazed timber sash windows. Central heating radiator. Enclosed staircase leading to second floor landing.

SECOND FLOOR

LANDING

With access to boarded loft storage area.

BEDROOM FOUR

10'4" x 7'6" With dual aspect timber sealed unit double glazed sash windows. Central heating radiator. Built-in storage.

ANNEX

GROUND FLOOR

FITTED KITCHEN

8'10" x 9'11" With range of fitted wall and base units with contrasting granite effect worktop surfaces. Stainless steel sink and drainer unit. High level built-in electric oven. Wall mounted combi gas boiler. Sealed unit double glazing. Sealed unit double glazed entrance door. Central heating radiator.

LIVING/DINING ROOM

18'8" x 14' With dual aspect sealed unit double glazing. Sealed unit double glazed door to garden area. Coal effect gas fire set on tiled hearth. Two central heating radiators.

DOUBLE BEDROOM

11' x 10'7" With sealed unit double glazing. Central heating radiator.

EN-SUITE SHOWER ROOM

Well-appointed three piece white suite comprising low suite WC, hand wash basin set on vanity cabinet, walk-in shower enclosure housing wall mounted Mira electric shower. Ladder central heating towel radiator. Built-in linen cupboard. Tiled flooring with electric underfloor heating. Extractor fan.

OUTSIDE

Externally the property benefits from a:

PRIVATE DRIVEWAY

To the front of the house, leading into the generous landscaped organic garden, providing a very appealing feature which must be seen in order to be fully appreciated including a variety of mature well stocked flowerbeds, timber garden sheds, fruit cage, and a pond enjoying sunshine throughout the day.

To the rear of the property is further private parking, a DOUBLE CARPORT.

There is a further stone flagged rear yard with raised decking area catching the evening sun.

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. Plus five PV solar panels and two solar panels heating domestic hot water.

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: AJT240426

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

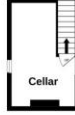




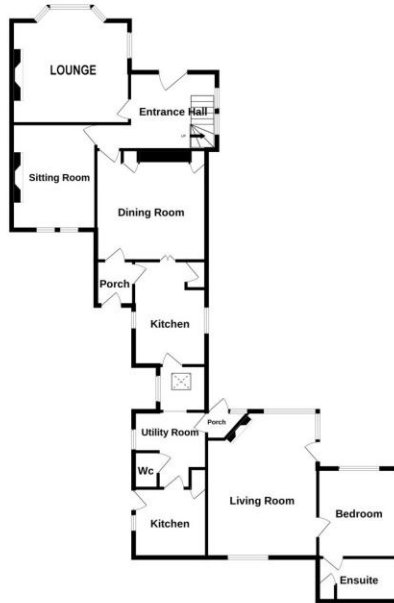




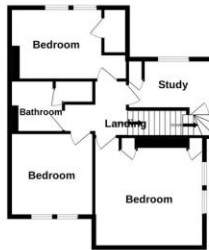
ATTACHED



GROUND FLOOR



1ST FLOOR



2ND 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)

1 Belgravia Villas Brooklands Terrace SKIPTON BD23 2BQ	Energy rating	Valid until:	14 April 2036
	D	Certificate number:	6836-6224-8600-0085-1296

Property type	Semi-detached house
Total floor area	204 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 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.