

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



45 Shortbank Road, Skipton BD23 2LQ  
Asking Price: £259,950



+ 2



+ 1



This beautifully presented and well improved traditional 1930's two bedroomed semi-detached house stands in corner plot gardens extending to three sides with lawn, stone flagged patios and timber decking - providing very pleasant sitting out areas. Whilst also including a private driveway offering generous vehicular parking space facilities.



This attractive property is tucked away in a small cul-de-sac just off the upper part of Shortbank Road, nearby to the moors and picturesque open countryside whilst less than one mile away from Skipton's town centre shops, amenities, and services.

Commanding fantastic long distance views at the rear towards surrounding countryside in the distance, the property includes mains gas central heating together with UPVC sealed unit double glazing and is strongly recommended for internal inspection, comprising briefly:

An entrance hall. A living room with a cast iron stove and a fitted dining kitchen with contemporary units, solid granite worktops and quality built-in appliances. On the first floor are two well planned double bedrooms (both enjoying fine views) and a house bathroom with a stylish three piece white suite including a shower to the bath. There are corner plot gardens extending to three sides including lawn, stone flagged patios, and generous timber decking - all providing pleasant sitting out areas. The property also includes a private driveway offering generous vehicular parking space. There is also a good sized garden shed.

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' 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 popular 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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

With much to commend it, this delightful home comprises in further detail below:

## GROUND FLOOR

### ENTRANCE HALL

With a double glazed front entrance door including sealed unit double glazing. Central heating radiator. UPVC sealed unit double glazed window. Vinyl flooring. Staircase leading up to the first floor.

### LIVING ROOM

15'0" (into bay) x 12'3" Ceiling coving. UPVC sealed unit double glazed semi-circular bow window. Central heating radiator. Fireplace recess with a cast iron wood burning stove on a stone flagged hearth. Fitted carpets.

### DINING KITCHEN

15'5" x 9'5" Well equipped with a range of fitted base and wall units providing contrasting solid granite worktop surfaces including matching granite upstands. One and a half bowl composite sink and drainer. Built-in oven with a matching four ring stainless steel finish gas hob having an extractor hood above in a stainless steel finish chimney style canopy. Built-in Whirlpool microwave. Integrated fridge and freezer. Concealed plumbing for an automatic washing machine. Slate style flooring. Central heating radiator. Recessed low voltage ceiling spotlights. UPVC sealed unit double glazed windows. Deep built-in store place under the staircase – with UPVC sealed unit double glazing, slate flooring and a brand new gas combination central heating boiler which has been installed in June 2026.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazing providing superb long distance views beyond the reservoir across the valley towards the hills.

### BEDROOM ONE

15'6" x 12'7" (Both maximum / into bay) UPVC sealed unit double glazed semi-circular bow window providing wonderful long distance views at the front towards the moors. Central heating radiator. Cast iron period fireplace with a basket grate. Fitted carpets.

## BEDROOM TWO

11'0" x 9'5" UPVC sealed unit double glazing providing superb long distance views at the rear towards Sharpshaw, Roughaw, Crookrise and Embsay Crag. Central heating radiator. Fitted carpets.

## BATHROOM

With a stylish contemporary three piece white suite comprising a shower bath having a screen and a thermostatic shower together with a low suite w.c. and a hand washbasin. Contrasting predominance of ceramic wall tiling and matching floor tiling. UPVC sealed unit double glazed window incorporating privacy glass. Under floor heating. Ladder central heating radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

## OUTSIDE

There are corner plot gardens extending to three sides providing an attractive feature including lawn, stone flagged patios and generous timber deckings - offering very pleasant sitting out areas. A private driveway - providing generous vehicular parking. Good sized timber garden shed including electric light and an electricity socket. Outside tap.

## 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.

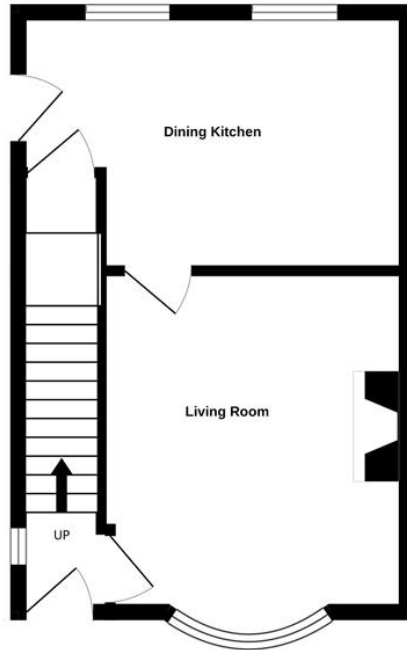
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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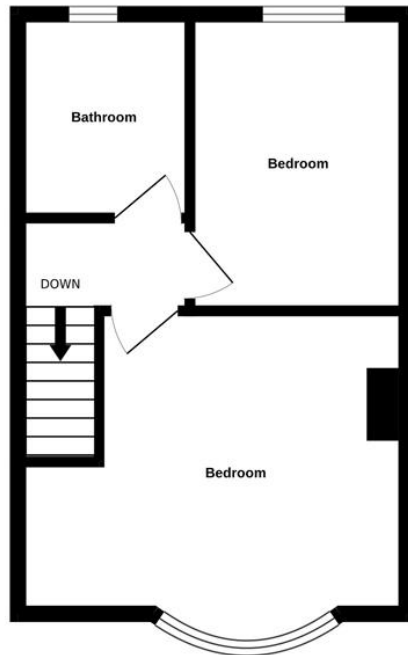
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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