

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



22 Alders Road, Skipton BD23 2NR
Asking Price: £509,950



+ 4



+ 2



- Four Bed Detached Plus Study
- Private Parking
- Integral Garage
- South Facing Garden
- Long Distance Views

A rare opportunity to purchase this exceptional four-bedroom ensuite detached stone built property backing onto open fields and enjoying long distance views, together with an enclosed south facing rear garden and a private block paved driveway leading to an integral garage.



Recently constructed during 2022 in accordance with high standards and a superior specification by Messrs Skipton Properties Limited, a local Award-Winning construction company with a first-class reputation, the property includes UPVC sealed unit double glazing, a security alarm system, quality contemporary fittings, and fixtures. This superbly appointed, beautifully presented and very appealing home is pleasantly situated in an exclusive residential development only circa three quarters of a mile away from Skipton town centre amenities whilst the moors and picturesque open countryside are also nearby.

With the remainder of an LABC Warranty, and the further addition of a dedicated study/dressing room on the first floor this excellent property is very strongly recommended indeed for inspection, comprising briefly:

The accommodation includes an entrance hall, a living room and a dining kitchen with contemporary units and built in appliances, together with a utility room, downstairs w/c, and a cloaks/store. The first floor offers four bedrooms and a dedicated study/dressing room, with the primary bedroom having an en suite shower room and the house bathroom including a shower over the bath. Externally, there is a block paved driveway leading to the integral garage, and an enclosed south facing rear garden with a stone flagged patio and a lawn.

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



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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 highly sought-after family sized home comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With composite front entrance door. Central heating radiator. Oak internal doors. Alarm control panel. Karndean Parquet flooring.

LIVING ROOM

15'06" x 10'10" With UPVC sealed unit double glazing. Central heating radiator.

DINING KITCHEN

20'05" x 9'06" Superbly appointed quality contemporary range of fitted wall and base units incorporating contrasting granite effect worktop surfaces having tiled surrounds. Breakfast bar peninsular. One and a half bowl stainless steel sink and drainer unit. High level Zanussi double electric oven. Four ring Zanussi gas hob with extractor over. Zanussi integrated dishwasher. Integrated Zanussi fridge and freezer. UPVC sealed unit double glazing. UPVC sealed unit double glazed patio doors leading to the rear garden. Understairs storage cupboard. Karndean Parquet flooring. Central heating radiator.

UTILITY ROOM

6'03" x 6'03" With matching fitted base units incorporating granite effect worktop surfaces. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Space for a dryer. Composite glazed rear entrance door. Central heating radiator. Karndean Parquet flooring.

DOWNSTAIRS W/C

Well-appointed two-piece white suite comprising low suite w/c and pedestal hand wash basin. UPVC sealed unit double glazing. Central heating radiator. Karndean Parquet flooring.

CLOAKS/ STORE

8'10" x 5'04" With wall mounted gas boiler.

FIRST FLOOR

LANDING

With spindle balustrade. Central heating radiator. Loft access.

BEDROOM ONE

13'07" x 10'10" With UPVC sealed unit double glazing enjoying fine long-distance views to the front. Central heating radiator.

ENSUITE SHOWER ROOM

Superbly appointed three-piece white suite comprising low suite w/c, floating hand wash basin and walk in shower enclosure housing dual head thermostatic shower. Contemporary wall tiles. Karndean tile effect flooring. UPVC sealed unit double glazing. Ladder central heating towel radiator. Extractor fan.

BEDROOM TWO

12'08" x 11'01" With UPVC sealed unit double glazing enjoying fine long-distance views at the front towards Sharphaw. Central heating radiator.

BEDROOM THREE

9'10" x 9'02" With UPVC sealed unit double glazing enjoying fine long-distance views at the rear over open fields towards Skipton Moor beyond. Central heating radiator.

BEDROOM FOUR

11'08" x 9'02" With UPVC sealed unit double glazing enjoying fine long-distance views at the rear over open fields towards Skipton Moor beyond. Central heating radiator.

STUDY/ DRESSING ROOM

7'11" x 6'03" With UPVC sealed unit double glazing enjoying fine long-distance views at the rear over open fields towards Skipton Moor beyond. Central heating radiator.

HOUSE BATHROOM

Superbly appointed three-piece white suite comprising low suite w/c, floating hand wash basin and fitted bath including dual head thermostatic shower and glass shower screen. Contemporary wall tiles. Karndean tile effect flooring. UPVC sealed unit double glazing. Ladder central heating towel radiator. Extractor fan.

OUTSIDE

To the front of the property is a PRIVATE BLOCK PAVED DRIVEWAY providing parking for multiple vehicles leading to the:

INTEGRAL GARAGE

11'03" x 8'11" With electric up/over door. Light and power.

There is gated side access including an EV charger leading to the private enclosed rear garden, providing a very pleasant sitting out area including a stone flagged patio, generous lawned area, sun canopy, cold water taps and external sockets.

TENURE

The tenure for this property is Freehold. We are informed there is an estate charger of circa £100 per year.

COUNCIL TAX BAND

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

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: AJT260626

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

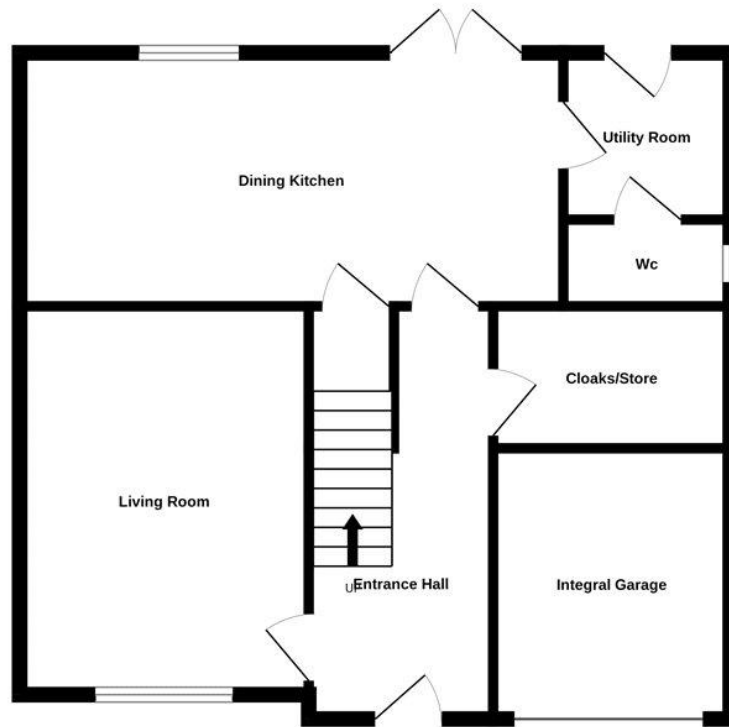
These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.

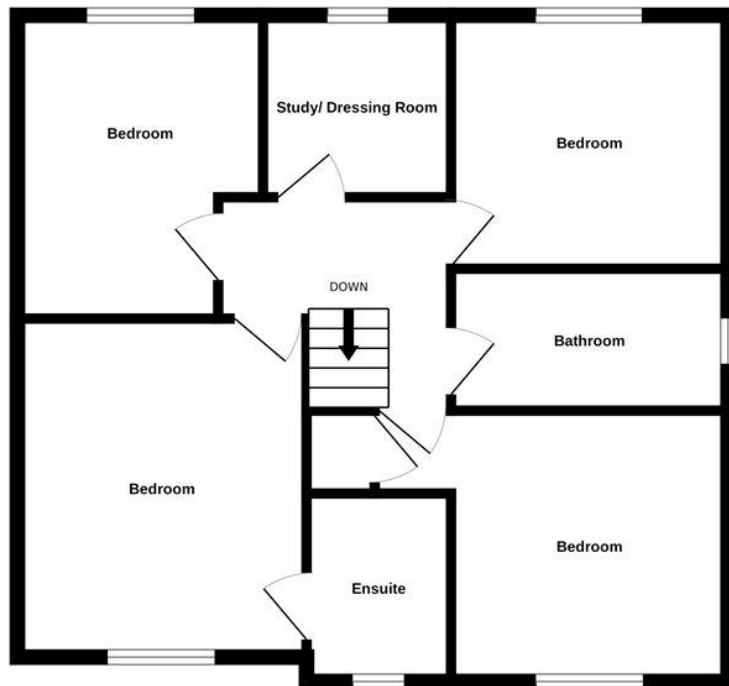




GROUND FLOOR



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)

22
Alders Road
Skipton
BD23 2NR

Energy rating

B

Valid until: **23 October 2033**

Certificate number: **2741-3906-9300-9067-6204**

Property type	Detached house
Total floor area	120 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		94 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

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Any prospective purchaser should satisfy themselves by inspection of the property.