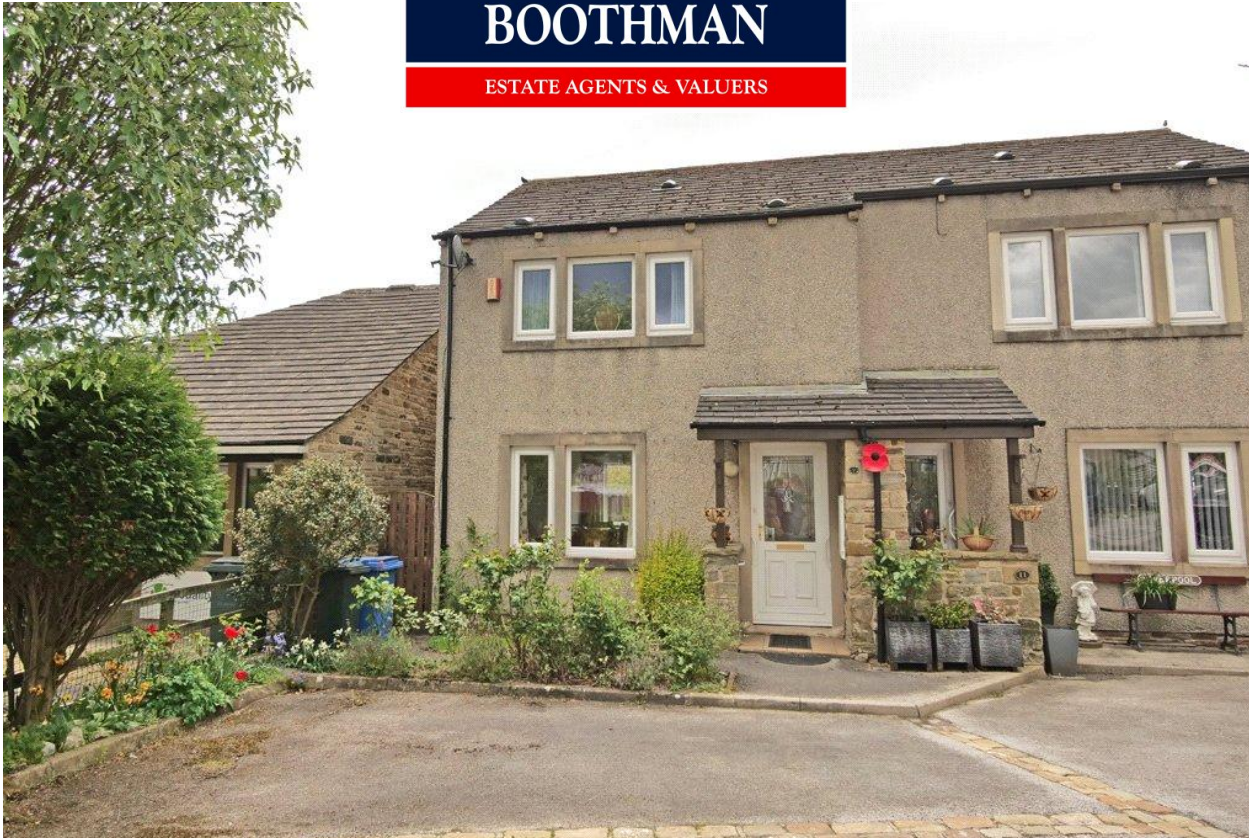


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Higherlands Close, Gargrave BD23  
3RF  
Asking Price: £235,000



+ 2



+ 1



- No Forward Chain
- Private Parking
- Enclosed Rear Garden
- Two Double Bedrooms
- Walking Distance to Village Amenities

This attractive well equipped two double bedroom semi-detached property is very conveniently situated only minutes walking distance away from Gargrave village centre shops, amenities and services nearby.



Including an almost level pedestrian approach, with the advantage of private parking together with gas central heating and UPVC sealed unit double glazing, the property comprises very briefly:

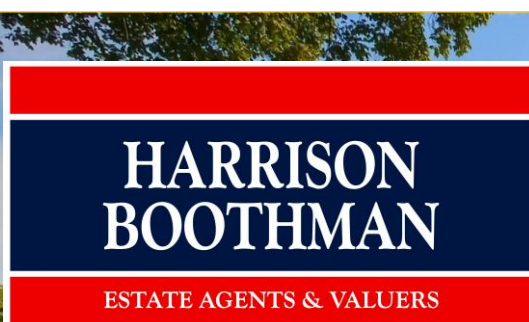
An entrance vestibule, dual aspect through living dining room and a fitted kitchen including a range of wall and base units. Whilst on the first floor a landing leads to two well planned double bedrooms both including fitted wardrobes and a three-piece shower room. Externally the property benefits from a private parking space and small front garden area. To the rear of the property is an enclosed patio garden providing a pleasant sitting out area, including mature flower beds.

Surrounded by beautiful open countryside adjacent to the River Aire and the Leeds/Liverpool canal, the very popular village of Gargrave is served by a good variety of local amenities including everyday shops, a Co-op, a chemist, a highly regarded primary school and nursery, a Church, public houses/restaurants, a village hall, community events, sports clubs, a bus service and a railway station offering a regular service to Skipton, Keighley, Bradford and Leeds together with the scenic Settle to Carlisle line. There are many delightful local walks available including picturesque level routes along both the riverbanks and the canal tow path.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa four miles away providing extensive shopping and recreational facilities together with excellent secondary schooling.

With much to commend it, this very appealing individual property comprises in further detail:

#### GROUND FLOOR



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



#### ENTRANCE VESTIBULE

With UPVC entrance door. Central heating radiator. internal door through to:

#### LIVING / DINING ROOM

22'06" x 15'08" (Both Maximum) With dual aspect UPVC sealed unit double glazing. Two central heating radiators. Staircase leading to first floor landing with built in storage cupboards below. UPVC sealed unit double glazed rear entrance door.

#### FITTED KITCHEN

9' x 7'05" Well-appointed with a range of fitted wall and base units with contrasting granite effect worktop surfaces. Stainless steel sink and drainer unit. Electric cooker point. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Wall mounted gas boiler. UPVC sealed unit double glazing.

#### FIRST FLOOR

##### LANDING

With central heating radiator.

##### BEDROOM ONE

11'11" x 11'09" With UPVC sealed unit double glazing. Central heating radiator. Range of built in wardrobes. Built in storage cupboard over the stairs with loft access.

##### BEDROOM TWO

8'09" x 8'09" With UPVC sealed unit double glazing. Central heating radiator. Range of built in wardrobes.

##### SHOWER ROOM

With well-appointed three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet and a shower tray with wall mounted thermostatic shower and shower curtain. Ceramic wall tiles. UPVC sealed unit double glazing. Central heating towel radiator.

#### OUTSIDE

To the front of the property is a PRIVATE PARKING space and a small garden area.

Side access leads to an enclosed rear garden providing a very pleasant sitting out area and includes a stone flagged patio and mature flowerbeds.

#### COUNCIL TAX BAND

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

#### TENURE

The 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.

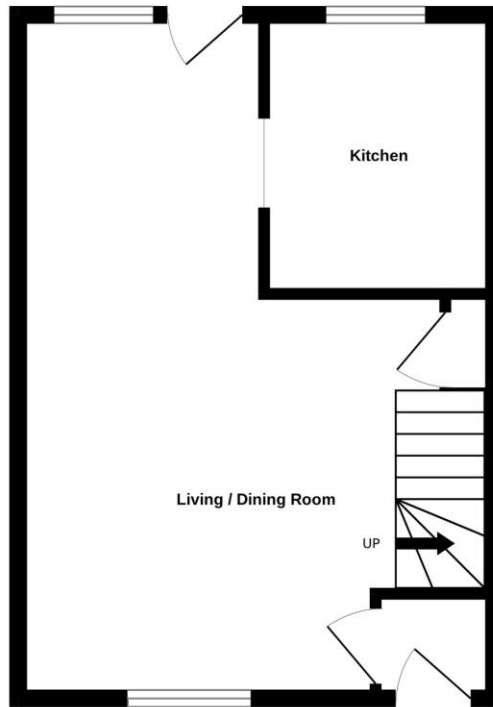
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT280426

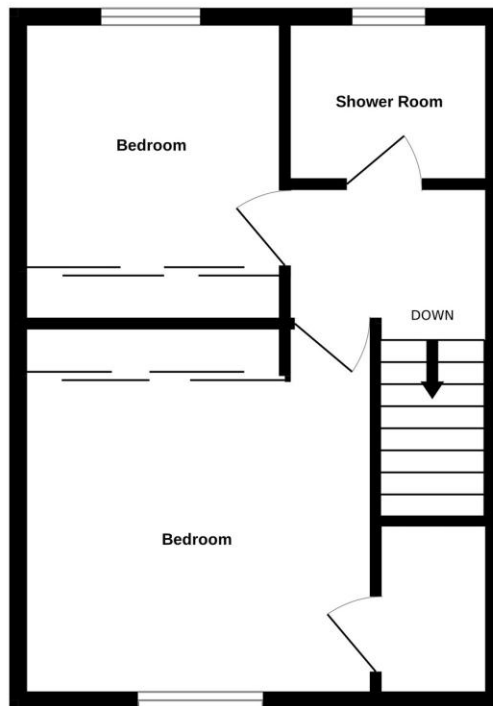
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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 ©2026

## Energy performance certificate (EPC)

9 Higherlands Close  
Gargrave  
SKIPTON  
BD23 3RF

Energy rating

C

Valid until: 16 October 2035

Certificate number: 9360-2013-8500-2795-0535

Property type	Semi-detached house
Total floor area	66 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.