

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Branch Road, Skipton BD23 2BX  
Asking Price: £179,950



+ 3

+ 1



- No Forward Chain
- Private Driveway
- South Facing Garden
- UPVC Sealed Unit Double Glazing
- Gas Central Heating

This traditional three bedroomed inner terraced house has the advantage of a private front driveway and an appealing south facing enclosed rear garden.



Offered with no onward chain, 17 Branch Road is located in a select cul-de-sac within an incredibly popular residential area less than one mile away from Skipton's town centre amenities. Now in need of modernisation and improvement yet benefitting from gas central heating and UPVC sealed unit double glazing, comprising very briefly:

An entrance hall, a living room, a fitted kitchen, useful storage cupboard, rear entrance porch, downstairs w/c and a further store place. Whilst on the first floor a landing leads to three well planned bedrooms and a house bathroom with three piece white suite. Outside the property enjoys the advantage of a private driveway together with a south facing enclosed rear lawned garden with a timber garden shed.

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 cafes 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 United Kingdom.

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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)

With much to commend it, the property is described in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a UPVC sealed unit double glazed front entrance door. Staircase to the first floor.

### LIVING ROOM

13'11" x 13' With UPVC sealed unit double glazing. Central heating radiator. Feature fireplace.

### FITTED KITCHEN

11'11" x 8'03" A range of fitted white fronted base and wall units. Stainless steel sink and drainer unit. Breakfast bar. UPVC sealed unit double glazing. Central heating radiator.

### PANTRY

With UPVC sealed unit double glazing. Wall mounted gas central heating boiler.

### REAR ENTRANCE HALL

With UPVC sealed unit double glazed rear entrance door.

### DOWNSTAIRS WC

With low suite w/c. UPVC sealed unit double glazing.

### STORE PLACE

## FIRST FLOOR

### LANDING

With spindle balustrade. UPVC sealed unit double glazing.

### BEDROOM ONE

11'03" x 10'08" With UPVC sealed unit double glazing enjoying long distance south facing views. Central heating radiator.

### BEDROOM TWO

11'02 (maximum) x 10'11" With UPVC sealed unit double glazing. Central heating radiator.

### BEDROOM THREE

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

### BATHROOM

With three piece white suite comprising fitted bath, pedestal hand wash basin and low suite w/c. Built in airing cupboard housing hot water cylinder. UPVC sealed unit double glazing. Central heating radiator.

#### OUTSIDE

To the front of the property is a PRIVATE DRIVEWAY and a small lawned front garden area.

The enclosed south facing rear garden provides an attractive feature including lawn area and a timber garden shed.

#### COUNCIL TAX BAND

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

#### 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.

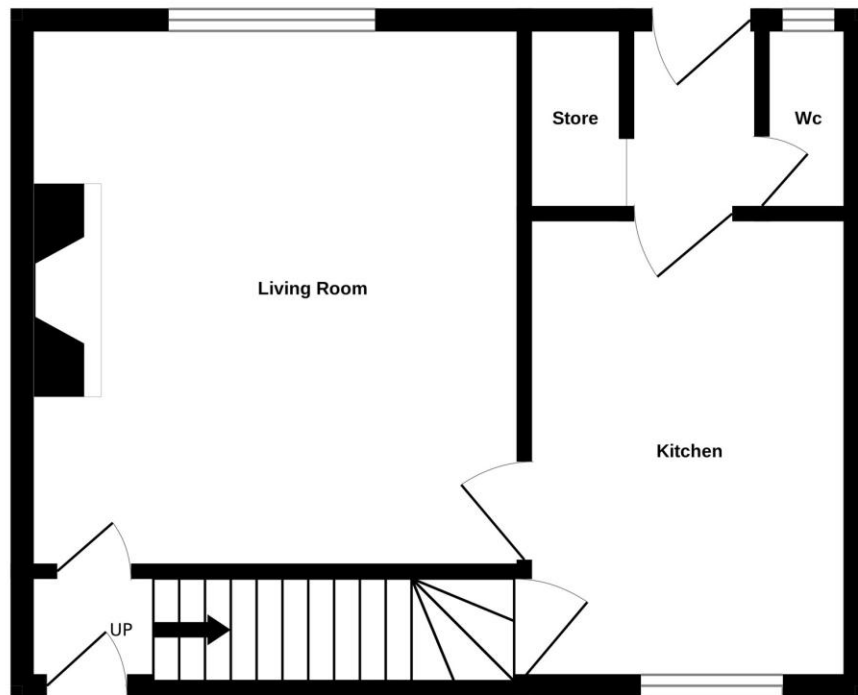
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT280925

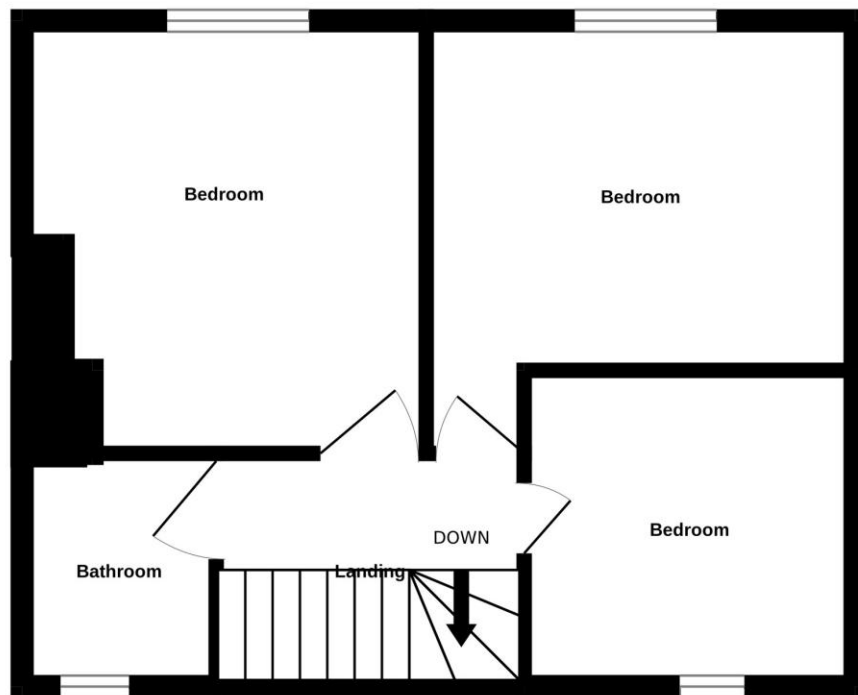
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



## 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)

|                                       |                           |                                                     |
|---------------------------------------|---------------------------|-----------------------------------------------------|
| 17 Branch Road<br>SKIPTON<br>BD23 2BX | Energy rating<br><b>C</b> | Valid until: <b>10 March 2035</b>                   |
|                                       |                           | Certificate number: <b>6335-2727-3400-0205-7202</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 71 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 B.

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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 86 <b>B</b> |
| 69-80 | <b>C</b>      | 69 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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.