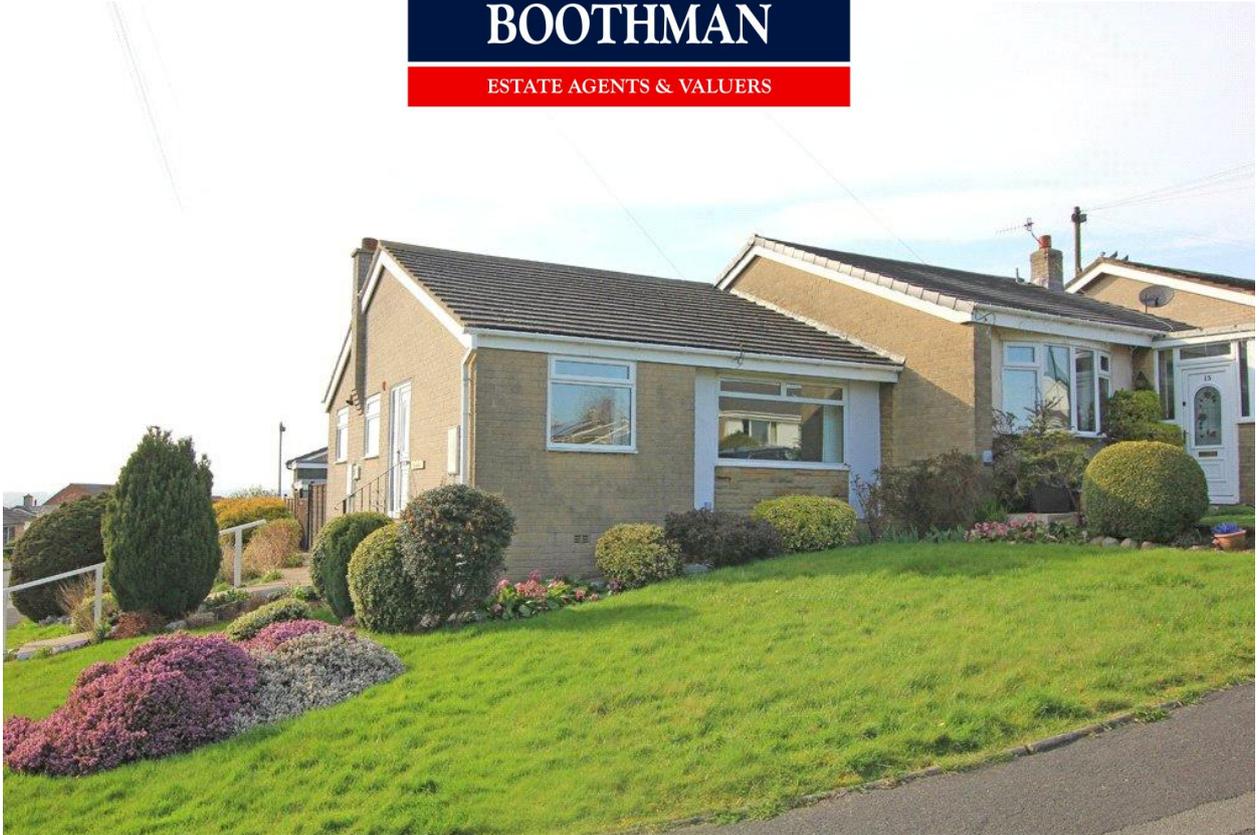


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Moor Crescent, Skipton BD23 2LJ
Asking Price: £210,000



+ 2



+ 1



- Excellent condition throughout
- Easy walk to / from town centre
- Garage and private Parking
- High specification throughout
- Vacant / No Chain !

A rare opportunity to purchase a superbly presented two bedroomed semi-detached bungalow in a highly desired residential area, within comfortable walking distance of Skipton's town centre amenities and services. This ready-to-occupy property offered with no onward chain, is in excellent condition throughout, and offers the great advantage of private driveway parking and a single garage.



Enjoying wonderful long distance views towards surrounding moorland and countryside, the bungalow occupies a corner plot position with colourful well stocked gardens wrapping around it. Inside, the home has been upgraded with a high specification contemporary kitchen and shower room expertly installed by the reputable local firm Regal Interiors Ltd.

Strongly recommended for internal inspection, 2 Moor Crescent comprises very briefly: Steps lead up to the entrance door. Entrance hallway providing access to all rooms. Spacious living room with electric fireplace. Breakfast kitchen. Two well planned bedrooms. The primary bedroom benefits from built-in wardrobes. Luxurious shower room with three piece suite. Outside there are established manicured gardens to the front, side, and rear, well stocked with evergreens and colour flowerbeds. At the rear elevation there is a single garage with private driveway in front of it.

The ever 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 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



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

The two bedroomed bungalow is described in more detail below:

ENTRANCE HALL

UPVC sealed unit double glazed entrance door incorporating privacy glass. Matching side panel. Central heating radiator. Loft hatch access. Fitted carpets.

LIVING ROOM

16'2 X 11'3 Large UPVC sealed unit double glazed window. Wall lights. Electric fireplace with wooden mantle piece surround and display shelving. Two central heating radiators. Fitted carpets.

BREAKFAST KITCHEN

10'3 X 8'3 Contemporary kitchen appointed with base and wall cupboard and drawer units in a grey finish, having complimentary laminated worktop surfaces. Blanco stainless steel sink with matching drainer. Free standing oven with four ring ceramic hob. Space for an automatic washing machine. Space for a fridge. Neutral ceramic wall tiles. Vinyl flooring. Two UPVC sealed unit double glazed windows. UPVC rear entrance door leading out to the garden.

BEDROOM ONE

12'8 X 11'3 (Including wardrobes) UPVC sealed unit double glazed window. Built-in wardrobes. Central heating radiator. Fitted carpets.

BEDROOM TWO

8'9 X 8'4 UPVC sealed unit double glazed window. Built-in cupboard. Central heating radiator. Fitted carpets.

LUXURIOUS SHOWER ROOM

Providing a high quality three piece suite comprising low suite WC, pedestal hand wash basin, large shower enclosure equipped with chrome thermostatic showerhead. Floor to ceiling veined ceramic tiling. Chrome ladder radiator. Recessed ceiling spotlights. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

The property stands in a desirable corner plot enjoying gardens on all three sides, including established lawns, evergreens, and well stocked flowerbeds. There is an enclosed garden with fence boundaries offering a very pleasant sitting out space, enjoying a good degree of privacy.

There is private driveway parking immediately in front of the:

SINGLE GARAGE

16'2 X 7'8 With traditional up / over door.

COUNCIL TAX BAND

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

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.

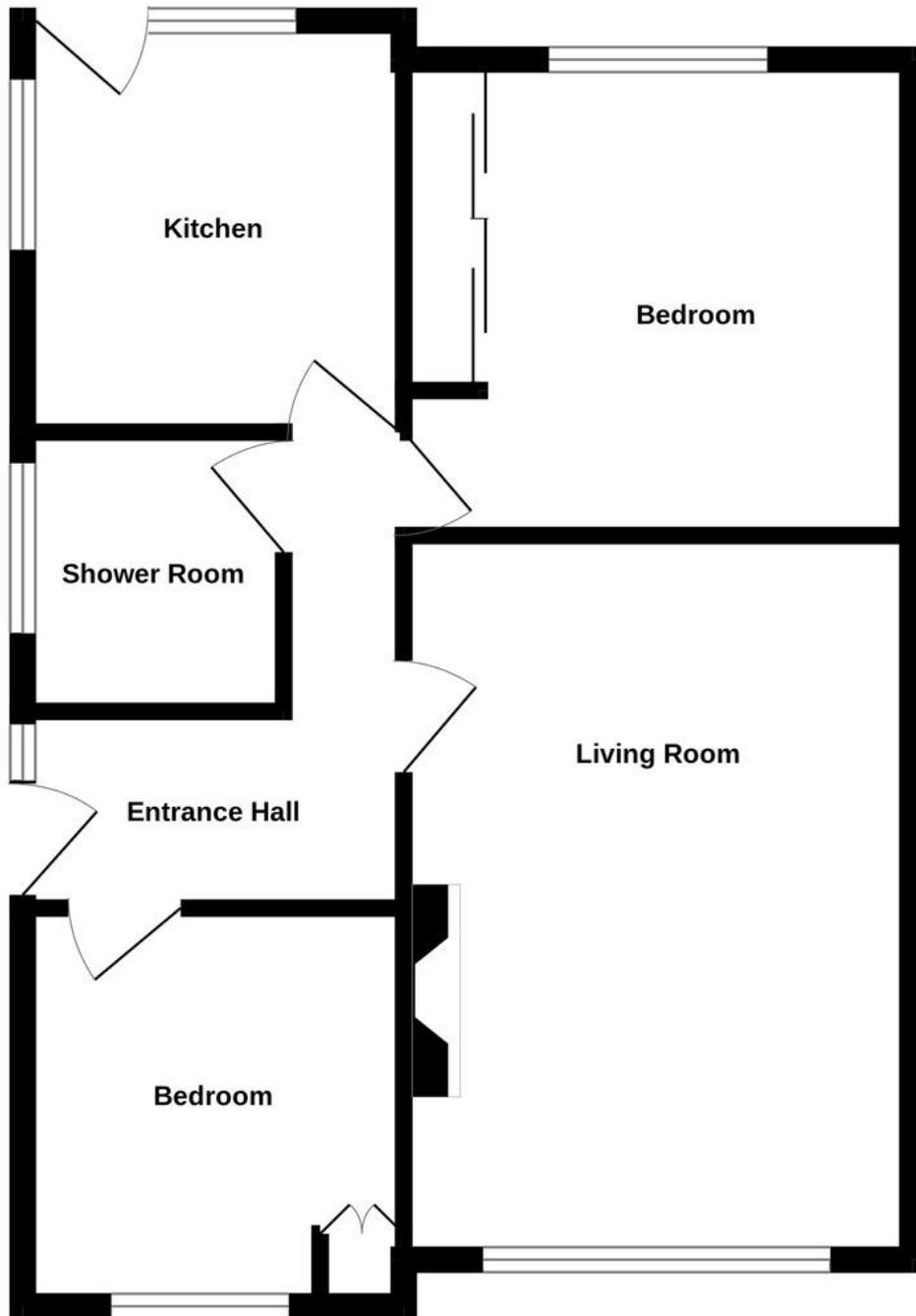
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: MGLEDHILL25326

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



GROUND 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)

2 Moor Crescent SKIPTON BD23 2LJ	Energy rating D	Valid until: 15 March 2036
		Certificate number: 9066-3060-0207-6766-1204

Property type	Semi-detached bungalow
Total floor area	57 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		77 C
55-68	D	64 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.