

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Lytham Close, Skipton BD23 2LF  
Asking Price: £310,000



+ 4



+ 1



- Four bedroom family home
- Spacious living accommodation
- Potential to extend further (with relevant permissions)
- Well-presented throughout
- Private driveway parking
- Popular location within Skipton

This well presented and deceptively spacious three/four bedroomed semi-detached home includes the advantage of a private driveway together with a generous enclosed and meticulously maintained landscaped rear garden. The property is located in a select cul-de-sac within a popular residential area less than one mile away from Skipton town centre amenities whilst the moors and beautiful open countryside are also nearby.



Highly recommended for inspection, including UPVC sealed unit double glazing together with gas central heating, the property comprises in further detail:

An entrance hallway, a living room which is open to the dining room, a well-appointed kitchen (with potential to knock through to the dining room to create a larger dining kitchen), a large conservatory at the rear overlooking the garden and a ground floor bedroom which was previously an unconverted garage. To the first floor there are three good sized bedrooms and the house bathroom with a contemporary three piece suite. Externally to the front of the property there is a private block paved driveway with ample parking whilst to the rear there is a beautiful garden which offers extensive outside space incorporating a lawn, patio, storage shed, greenhouse and well-stocked shrub and flowerbeds.

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 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



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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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

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

## GROUND FLOOR

### ENTRANCE HALLWAY

With UPVC sealed unit double glazed front entrance door. Oak effect flooring.

### SITTING ROOM

15'6" x 10'9" with sealed unit UPVC double glazed windows. Central heating radiator. Feature fireplace with a granite hearth and inset with a carved wood surround and a coal effect gas fire. Open to:

### DINING ROOM

9'10" x 7'10" with sealed unit UPVC double glazed windows. Central heating radiator.

### KITCHEN

10'3" x 7'2" with fitted wall and base units with a contrasting marble effect worktop and tiled surrounds. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Plumbing for a dishwasher. Indesit fan assisted oven. Stainless steel four ring gas hob with a matching extractor canopy over. Wall mounted Worcester gas fired central heating boiler. Sealed unit UPVC double glazed windows and matching rear entrance door leading to:

### CONSERVATORY

24'8" x 14'8" (both maximum) with a Baxi wall mounted heater. Sealed unit UPVC double glazed windows looking over the garden. Sealed unit UPVC double doors.

### BEDROOM

18'2" x 8'2" with sealed unit UPVC double glazed windows. Central heating radiator. Wall mounted gas fire.

## FIRST FLOOR

### LANDING

Spindled balustrade. Access to the partially boarded loft. Storage cupboard housing the hot water tank. Sealed unit UPVC double glazed window looking over to Emsay Crag.

#### BEDROOM

12'3" (into wardrobe) x 8'11" with an array of fitted bedroom furniture. Sealed unit UPVC double glazed window with views over to Skipton moor. Central heating radiator.

#### BEDROOM

13'7" x 8'11" with sealed unit UPVC double glazed window with views over to Sharphaw. Central heating radiator.

#### BEDROOM

9'7" x 6' with sealed unit UPVC double glazed window with views over to Sharphaw. Central heating radiator. Over stair storage cupboard.

#### HOUSE BATHROOM

Contrasting floor and partial wall tiling. Pedestal wash basin. Low suite w/c. Recessed low voltage ceiling spotlights. Central heating radiator. Panelled bath with an electric shower over. Sealed unit UPVC double glazed window.

#### EXTERNAL

To the front of the property there is a private block paved driveway with ample parking whilst to the rear there is a beautiful garden which offers extensive outside space incorporating a lawn, patio, storage shed, greenhouse and well-stocked shrub and flowerbeds.

#### TENURE

The tenure for this property is Freehold.

#### COUNCIL TAX BAND

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

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.

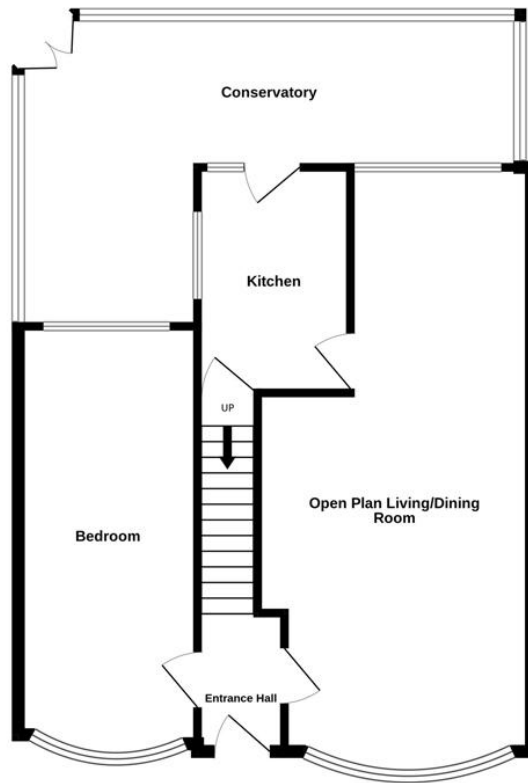
Ref: JT07052026

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

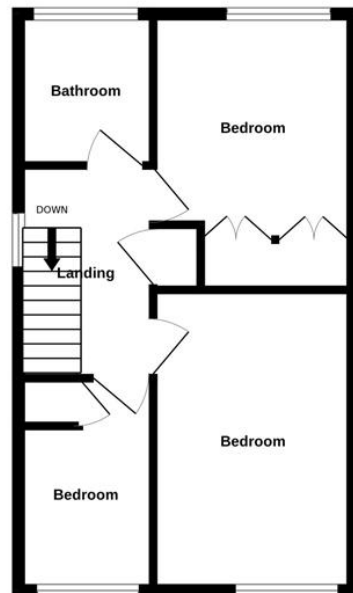




GROUND FLOOR



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)

5 Lytham Close  
SKIPTON  
BD23 2LF

Energy rating

**D**

Valid until: **23 April 2036**

Certificate number: **7236-6624-9600-0484-1222**

Property type: Semi-detached house

Total floor area: 88 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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