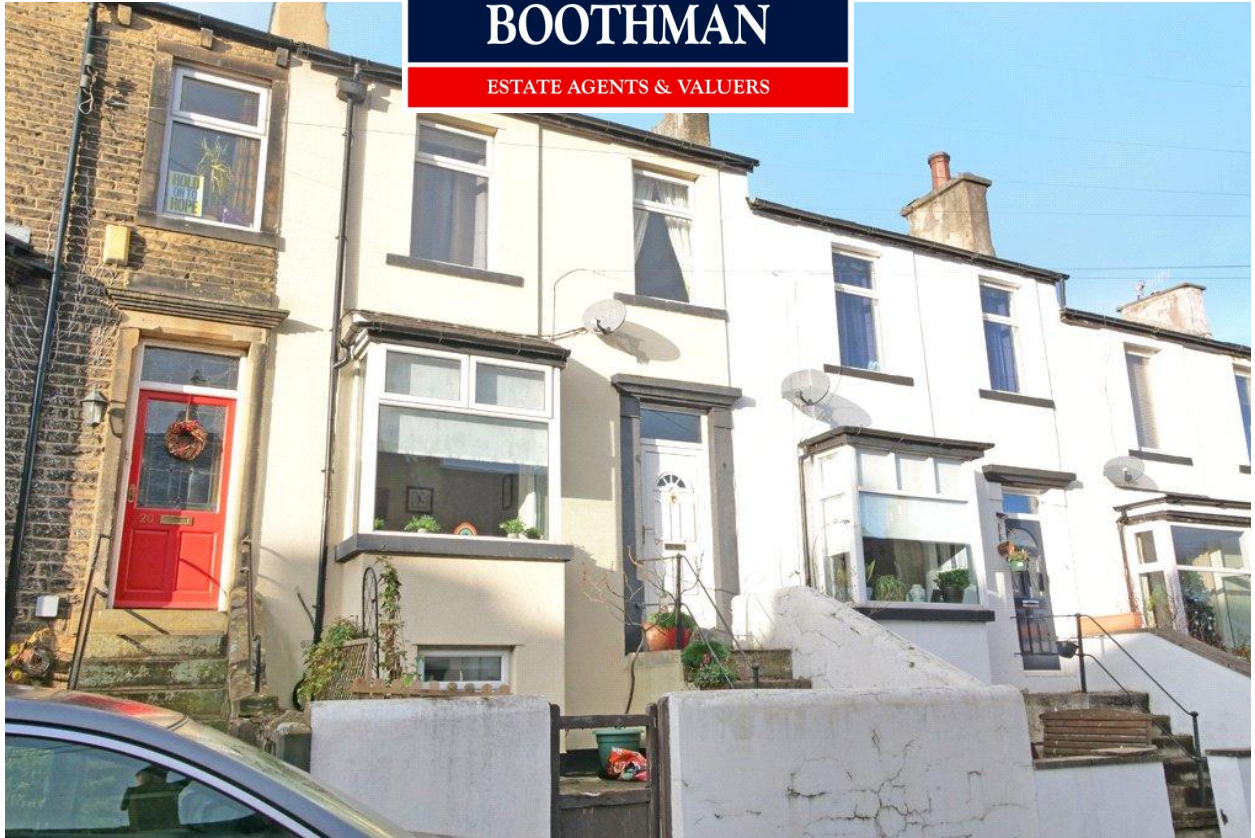


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Gladstone Street, Skipton BD23 1PT
Asking Price: £289,950



+ 3



+ 1



- Excellent Location
- Nearby to Schools and Aireville Park
- Extended at the rear
- Converted Basement providing more living space

Pleasantly located in this sought after residential location just off Gargrave Road in Skipton, close to the extensive grounds of Aireville Park in addition to the highly respected nearby schools, this thoughtfully upgraded bay fronted mid-terraced family-sized home provides deceptively spacious three bedroomed accommodation planned over four floors.



Including a spacious Dining Kitchen, this generously proportioned property also benefits from a large rear Utility Room extension, and a converted lower ground floor basement, suitable for a variety of uses such as a games room, a 'den' for teenagers, or even an unofficial bedroom.

Certainly representing a superb opportunity for those searching for a home situated within this desirable and convenient residential location, only a short stroll from the town centre, the property certainly has much to commend it and is highly recommended indeed for internal inspection. The accommodation comprises briefly:

An entrance hall. A bay fronted living room. Spacious dining kitchen. Utility room / rear entrance hall. Lower ground floor games room / office. On the first floor there are two well planned bedrooms. The main bedroom benefits from access to a dressing room. House bathroom with a three piece white suite. To the second floor there is a Attic third bedroom providing under-eaves storage facilities. Outside there is a small garden frontage. Enclosed rear yard.

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

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

18 Gladstone Street is described in more detail below:

GROUND FLOOR

RECEPTION HALLWAY

With UPVC sealed unit double glazed front entrance door. Ceiling coving. Spindled staircase leading off to the first floor. Central heating radiator.

LIVING ROOM

12'1" x 11' (both maximum) Enjoying a bay window equipped with UPVC sealed unit double glazing and granite window sill. Ceiling coving and ceiling rose. TV point. Central heating radiator. Fireplace set on a marble hearth with matching back panel and bevelled wood surround. Fitted carpets.

SPACIOUS LIVING/DINING KITCHEN

14'9" x 13'6" This well proportioned room is appointed with a range of hardwood base and wall cupboard units having contrasting oak block and granite worktop surfaces. Down-lights underneath wall units. Ceramic sink. Bertazzoni range oven. Plumbing for a dishwasher. Ceramic floor tiles. Double glazed hardwood French doors leading out to the enclosed rear yard.

UTILITY ROOM/REAR ENTRANCE HALL

10'3" x 6'9" Recessed ceiling spotlights. UPVC sealed unit double glazed window. UPVC sealed unit double glazed rear entrance door. Cloaks rail. Wall mounted Baxi gas combination boiler. Plumbing for an automatic washing machine. Ceramic floor tiles.

LOWER GROUND FLOOR - BASEMENT LEVEL

Staircase descending from the dining kitchen:

GAMES ROOM/OFFICE

15'5" x 11'3" (both maximum) A well proportioned room suitable for a variety of uses. UPVC sealed unit double glazed window. Central heating radiator. Fitted shelves. Light and power. Useful storage space underneath the staircase.

FIRST FLOOR

LANDING

With spindled balustrade. Staircase leading up to the second floor. Fitted carpets.

BEDROOM ONE

12' x 11'2" UPVC sealed unit double glazed window. Two alcoves. Central heating radiator. Access to a DRESSING ROOM with fitted shelves and UPVC sealed unit double glazed window.

BEDROOM TWO

13'1" x 9' UPVC sealed unit double glazed window. Central heating radiator.

BATHROOM

Providing a three piece white suite comprising low suite WC, a hand wash basin with vanity cupboards underneath, and a panelled bath having thermostatic shower over. Neutral ceramic wall tiling. Recessed ceiling spotlights. Central heating radiator. UPVC sealed unit double glazed window incorporating privacy glass.

SECOND FLOOR

ATTIC BEDROOM THREE

Two velux windows. Ceiling spotlights. Under eaves storage on both sides. Fitted carpets.

OUTSIDE

On street parking is available to the front. The property benefits from an attractive patio area at the front elevation with steps leading up to the main entrance door.

To the rear there is a small enclosed yard with trellis fencing and garden gate. Providing a pleasant sitting out space.

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.

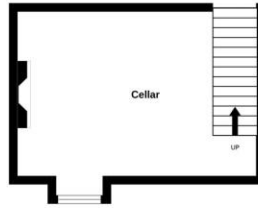
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





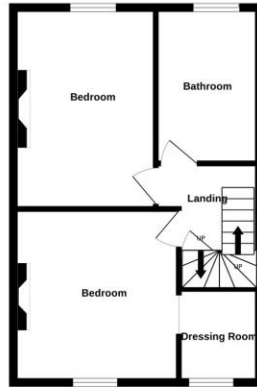
LOWER GROUND FLOOR



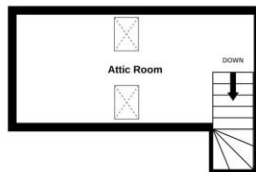
GROUND FLOOR



1ST FLOOR



2ND 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)

18 Gladstone Street SKIPTON BD23 1PT	Energy rating D	Valid until: 1 December 2035
		Certificate number: 7790-5121-0322-5500-3253

Property type	Mid-terrace 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 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		78 C
55-68	D	65 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.