

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



14 Clitheroe Street Works, Skipton  
BD23 1FQ  
Asking Price: £259,950



+ 3



+ 1



- Fantastic contemporary 3 bedroomed duplex apartment
- High quality fitted furniture
- Magnificent long distance views
- Very spacious accommodation throughout
- Secure private parking and store

An immaculately presented and stylish three bedroomed duplex apartment offering spacious and well planned living accommodation arranged over two floors, pleasantly located within the highly regarded and sought after 'Clitheroe Street Works Development' only a few minutes walking distance away from Skipton's bustling town centre.



Enjoying far reaching views, a Juliet balcony and the great advantages of secure covered parking and a separate private store room, this impressive contemporary home is most certainly suitable to a wide variety of potential purchasers.

The three bedroomed property provides an exciting opportunity for those seeking contemporary, low maintenance living in a very popular residential setting close to shops, amenities and excellent transport services. Finished to a high specification throughout, the wonderful apartment includes generous room proportions, UPVC sealed unit double glazing, modern electric radiators, quality fitting and fixtures throughout.

An internal inspection of this fantastic home is highly recommended indeed, comprising very briefly:

Communal reception hall with elevator and staircase leading up to the second floor apartment. The private accommodation includes an entrance hallway with access to a separate WC. Spacious living room enjoying superb long distance views and Juliet balcony. Dining kitchen equipped with quality built-in appliances. On the third floor there are three well planned bedrooms. Fitted bedroom furniture. Landing. House shower room including a three piece white suite. The secure gated residential car park is located on the ground floor. There is a numbered car parking space and a private store room.

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



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

Certainly likely to be of interest to those households leading a busy professional lifestyle; being offered in 'Ready to Occupy' condition whilst having the benefit of extremely convenient rail access with comfortable level walking distance, this superior apartment may also be of interest to a retired person or couple looking for a spacious yet easy to manage three bedroomed lock-up-and leave style home with enviable views and secure car parking. The residence is described in more detail below:

#### GROUND FLOOR

##### COMMUNAL RECEPTION HALL

With elevator and staircase leading up to the second floor accommodation.

#### SECOND FLOOR - 14 CLITHEROE STREET WORKS

##### ENTRANCE HALL

UPVC sealed unit double glazed entrance door. Door mat well. Security alarm key pad. Staircase with spindled balustrade leading up to the third floor. Under stairs storage.

##### DOWNSTAIRS WC

With low suite WC and hand wash basin. Splash-back and vanity cupboard.

##### DINING KITCHEN

17'4" x 8'9" Contemporary kitchen appointed with a range of fitted base and wall cupboard and drawer units in a matte grey finish. Complementary laminated worktop surfaces. One and a half bowl stainless steel sink. Built-in Lamona oven. Five ring hob having extractor fan over. Integrated fridge and freezer. Integrated dishwasher. Plumbing and space for an automatic washing machine. UPVC sealed unit double glazed window. Vinyl flooring.

##### SPACIOUS LIVING ROOM

20'3" x 16'2" Well proportioned, light and airy room enjoying superb long distance views towards surrounding countryside. With UPVC sealed unit double glazed window. UPVC sealed unit double glazed French doors and Juliet balcony. Fitted carpets. TV point and power sockets.

### THIRD FLOOR

#### LANDING

Recessed ceiling spotlights. Spindled balustrade. Fitted carpets. Loft hatch access.

#### BEDROOM ONE

16'3" x 9'1" Double bedroom providing high quality fitted wardrobes. Velux window with black-out blind. Electric radiator. Fitted carpets.

#### BEDROOM TWO

14'3" x 8'10" Another generous double bedroom providing high quality fitted wardrobes. Velux window with black-out blind. Electric radiator. Fitted carpets.

#### BEDROOM THREE

10'9" x 6'9" Velux window with black-out blind. Fitted carpets.

#### HOUSE SHOWER ROOM

Providing a three piece white suite comprising low suite WC, a hand wash basin, and a large shower enclosure with chrome showerhead over. Chrome ladder radiator. Extractor fan. Velux window. Fitted drawers.

#### OUTSIDE

This property is located in a picturesque setting overlook the Leeds/Liverpool canal.

THERE IS A DESIGNATED PARKING SPACE WITHIN THE SECURE GATED UNDERCROFT RESIDENTIAL CAR PARK

The apartment also benefits from a useful lockable storage unit.

#### TENURE

The property is Leasehold with a 999 year term started in January 2020. The current annual service charge is £500. The fixed ground rent with no reviews/increases is £150 per annum. One well behaved pet dog is allowed in each private apartment.

#### 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.

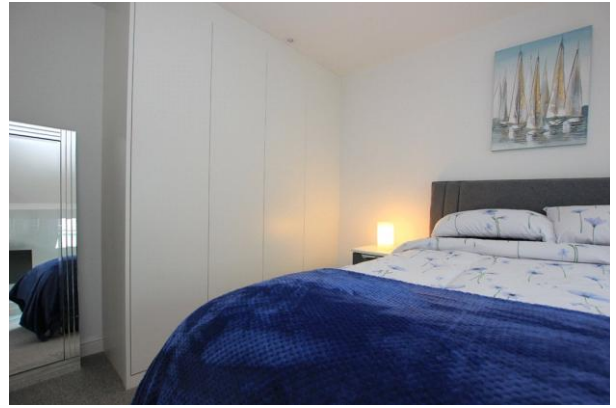
Tel: Skipton 799993

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.

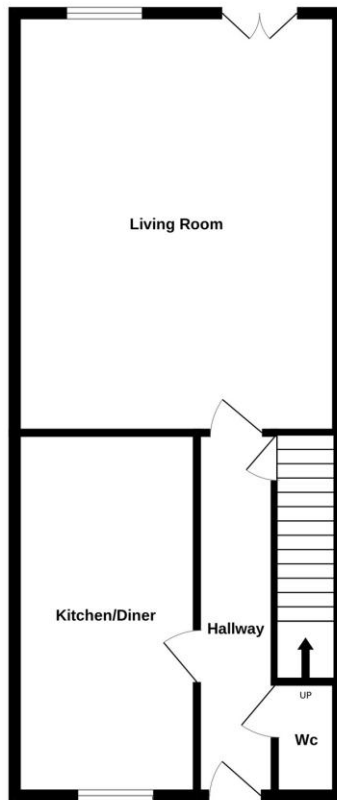
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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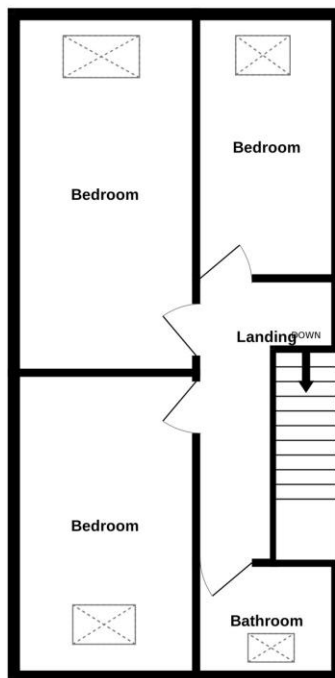
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

Apartment 14 Clitheroe Street Works Clitheroe Street SKIPTON BD23 1FQ	Energy rating <b>C</b>	Valid until: <b>4 June 2030</b>
		Certificate number: <b>8203-1357-5032-4107-2603</b>

Property type	Mid-floor flat
Total floor area	99 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	80 C	80 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.