

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



28 Whernside Road, Spencer Grange,
Skipton BD23 1FX
Asking Price: £635,000



+ 5



+ 3



- Impressive five bedroom detached residence
- Detached Garden Room with light / power
- Detached Garage
- Substantial private driveway
- High quality features throughout

Significantly improved by its current owners including a professionally installed garden room externally, this five bedroomed double fronted, stone built detached property provides generous, superbly designed and



appointed family sized accommodation imaginatively planned over three floors, immaculately presented in a fantastic contemporary style.

Standing in a recently developed residential area surrounded by beautiful picturesque countryside, yet within close walking distance of the centre of the bustling market town of Skipton, 28 Whernside Road must be viewed to fully appreciate the high calibre of living accommodation on offer.

The property is one of the larger 'Gantung' house types on the modern Spencer Grange development, benefiting from the remainder of a ten year NHBC warranty and a high level of thermal insulation. The location is hard to improve upon, positioned in a desirable residential area just off Harrogate Road, within walking distance of Skipton town centre whilst also being only a short five minute walk to/from Skipton Woods, an ancient area of woodland extending behind the spectacular medieval Skipton Castle following the enchanting natural valley of Eller Beck, offering a wonderful natural habitat for bird and other wildlife whilst leading past the historic Springs Canal and directly down into the town centre itself.

With a substantial private driveway and detached garage. UPVC sealed unit double glazing and mains gas central heating throughout, this truly excellent residence is comprised briefly:

An entrance hall. Spacious living room. Living/dining kitchen with a range of high quality built-in appliances. Utility room. Downstairs WC. On the first floor there are four well planned bedrooms. The second bedroom is accompanied by an en-suite shower room. A house bathroom with separate bath and shower. Landing and half landing having additional staircase leading to the second floor. The primary bedroom suite occupies the second floor with velux windows, a dressing area including a range of

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wardrobes on both sides, an access to a contemporary en-suite shower room. Outside there is a generous private driveway leading to a detached single garage having light and power facilities. Electric car charging point. Established front garden enjoying well stocked flowerbeds. The rear garden is well proportioned and landscaped with stone flagged patio area. Undulating lawn. Covered seating area. At the rear there is a detached garden room with bi-folding doors, light and power (suitable for a variety of purposes). Pleasant views.

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 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.

This beautifully appointed detached home offers far more than what first meets the eye. A first hand inspection is strongly recommended. Described in further detail below:

GROUND FLOOR

ENTRANCE HALL

Composite front entrance door with opaque leaded panel. Central heating radiator. Security alarm keypad. Staircase that leads up to the first floor.

LIVING ROOM

16'4 X 12'7 UPVC sealed unit double glazed window. Pleasant views. TV point. Two central heating radiators. Woodgrain effect Amtico flooring.

SPACIOUS LIVING / DINING KITCHEN

25' X 15'3 (Both Maximum) A light and airy room that serves as the hub of the home. The extensive kitchen is appointed with quality base and wall, cupboard and drawer units in a duck egg blue finish. Having complimentary marble effect laminated worktop surfaces. One and a half bowl stainless steel sink with matching drainer. Built-in Bosch oven and grill. Bosch microwave oven. Five ring gas hob with glass splashback and stainless steel extractor canopy above it. Integrated fridge / freezer. Wine cooler. Deep store cupboard underneath the staircase. UPVC sealed unit double glazed window. UPVC sealed unit

double glazed Bi-Folding doors that open to the enclosed rear garden. Two central heating radiators. Ceramic floor tiles.

UTILITY ROOM

8'3 X 7'4 Incorporating base and wall cupboard units that match the kitchen. Cupboard housing the Ideal gas combination boiler. Floorspace and plumbing for an automatic washing machine and dryer. Central heating radiator. Sealed unit composite rear entrance door. Ceramic floor tiles.

DOWNSTAIRS WC

With a two piece white suite comprising low suite wc and a pedestal hand wash basin. Chrome ladder radiator. UPVC sealed unit double glazed window incorporating privacy glass. Neutral ceramic wall tiling. Ceramic floor tiles.

FIRST FLOOR

LANDING

Spindled balustrade. Central heating radiator. Access to half landing with additional staircase that leads up to the primary bedroom suite on the second floor.

BEDROOM TWO

11'1 X 9'2 UPVC sealed unit double glazed window. Views towards surrounding countryside. Built-in wardrobes having sliding mirror door fronts. Woodgrain effect laminated flooring.

EN-SUITE SHOWER ROOM

Contemporary three piece suite including low suite wc, hand wash basin set above a vanity cupboard, and shower enclosure equipped with two chrome showerheads. Recessed LED ceiling spotlights. LED mirror. Ceramic tiling. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM THREE

10'5 X 9'5 UPVC sealed unit double glazed window. Built-in wardrobes having sliding mirror door fronts. Fitted carpets.

BEDROOM FOUR

9'8 X 9'4 UPVC sealed unit double glazed window. Views towards surrounding countryside. Built-in wardrobes having sliding mirror door fronts. Fitted carpets.

BEDROOM FIVE

9'1 X 7'2 UPVC sealed unit double glazed window. Central heating radiator. Woodgrain effect laminated flooring.

HOUSE BATHROOM

A tastefully appointed bathroom with low suite wc, a hand wash basin with cupboard underneath, a panelled bath, and a large shower enclosure. Neutral ceramic tiling. Luxury vinyl flooring. UPVC sealed unit double glazed window incorporating privacy glass.

SECOND FLOOR

PRIMARY BEDROOM SUITE

Generously proportioned providing plenty of floorspace for a super-king sized bed. With two large velux windows. Two central heating radiators. Woodgrain effect laminated flooring. Dressing area with a range of built-in wardrobes on two sides. Access to:

EN-SUITE SHOWER ROOM

Contemporary three piece suite including low suite wc, hand wash basin set above a vanity cupboard, and shower enclosure equipped with two chrome showerheads. Recessed LED ceiling spotlights. LED mirror. Ceramic tiling. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

DETACHED GARDEN ROOM

15'6 X 12'5 Professionally installed garden room located in the enclosed rear garden. Suitable for a variety of purposes. With light and power facilities. UPVC sealed unit double glazed bi-folding doors.

Outside at the front elevation there is a generous private double-width driveway leading to a DETACHED SINGLE GARAGE having light and power facilities. Electric car charging point. Established front garden enjoying well stocked flowerbeds and stone flagged pathway leading to the front entrance. The rear garden is well proportioned and landscaped with stone flagged patio area, undulating lawn, covered seating area. Pleasant views.

SERVICES

All mains services including gas, electricity, and drainage are installed. The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

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.

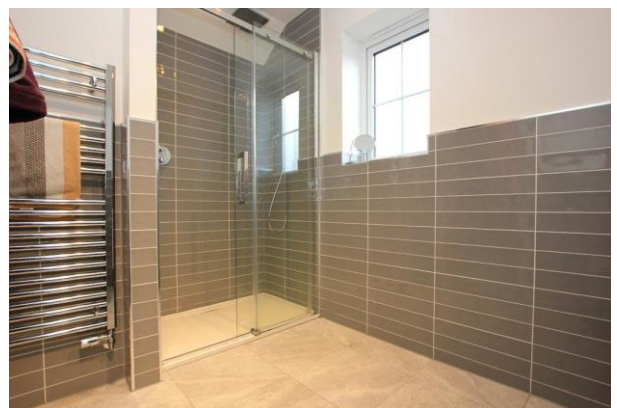
Tel: Skipton 799993

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.

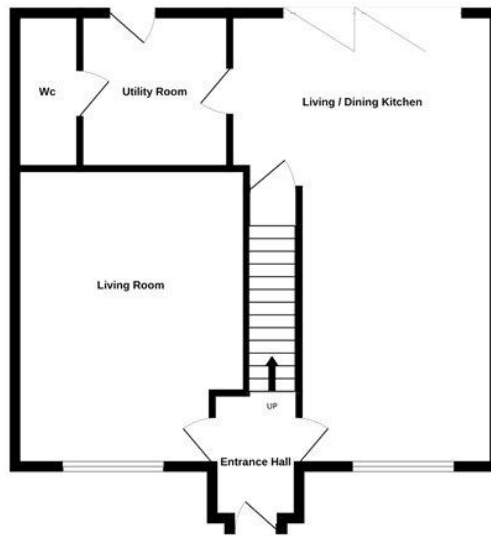
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

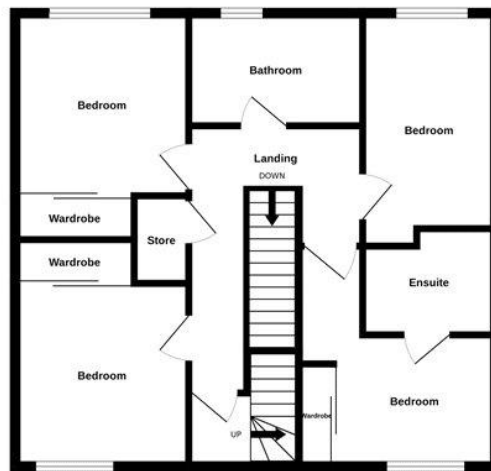




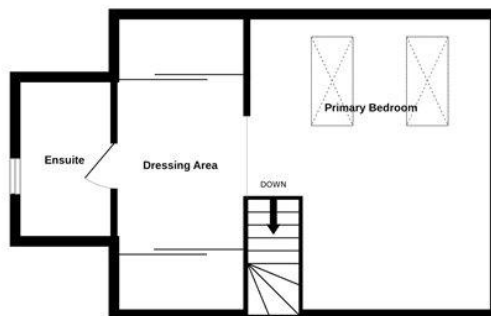
GROUND FLOOR



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)

28 Whernside Road
SKIPTON
BD23 1FX

Energy rating

B

Valid until: **5 September 2033**

Certificate
number: **0310-3166-2210-2907-8915**

Property type	Detached house
Total floor area	164 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 B. It has the potential to be A.

[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		93 A
81-91	B	85 B	
69-80	C		
55-68	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.