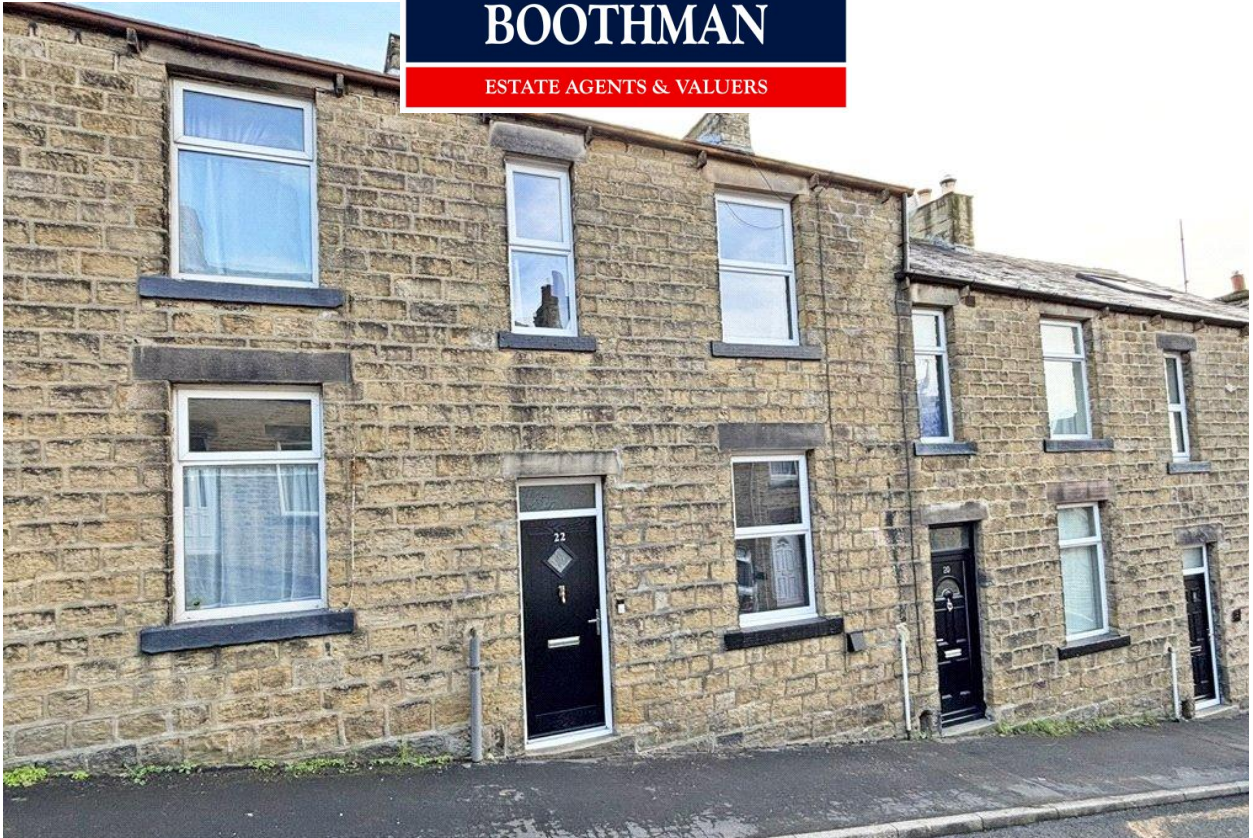


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



22 George Street, Skipton BD23 2PN  
Asking Price: £195,000



+ 3

+ 1



- Extended family home
- Three good sized bedrooms
- Well-appointed kitchen and bathroom
- Central location within Skipton
- Private and enclosed rear yard
- Superbly presented throughout

A truly unique opportunity to purchase an extended and attractively improved three bedroom family home offering well-planned living accommodation which is superbly appointed throughout.



This very appealing property is conveniently located in a popular residential area only a few minutes walking distance away from Skipton town centre shops, amenities, and services nearby.

Including gas central heating and UPVC sealed unit double glazing, this property is strongly recommended for inspection, comprising briefly:

An entrance vestibule with a composite front entrance door, a living room with a feature oak fireplace with a cast-iron multi-fuel stove, a dining room, an extended and beautifully presented kitchen fitted with modern wall and base units whilst to the first floor there are three good sized bedrooms and the house bathroom with a contemporary four piece white suite. There is also the addition of a useful attic room which is accessed via a pulldown loft ladder.

Externally to the front of the property on street parking is readily available whilst to the rear there is a private and enclosed turfed 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 and a choice of popular bars and restaurants. There are excellent public transport links, including a railway

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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.

22 George Street is strongly recommended for internal viewing to fully appreciate the quality of accommodation on offer. With much to commend it the home comprises in further detail:

## GROUND FLOOR

### ENTRANCE VESTIBULE

Composite front entrance door. Coat hooks. Mosaic tiled effect flooring.

### LIVING ROOM

15'7" x 13'3" with a sealed unit UPVC double glazed window. Central heating radiator. Feature fireplace with an oak surround and mantle, slate hearth and a cast iron multi-fuel stove. Built-in meter cupboard to side alcove providing display surface. Alcove shelving. Deep walk-in store place under the stairs. Open to:

### DINING ROOM

12'7" x 6'11" with a sealed unit UPVC double glazed window. Central heating radiator.

### EXTENDED FITTED KITCHEN

14'9" x 7'7" appointed with an attractive range of modern fitted wall and base units in a white gloss finish with contrasting oak effect worktops. Sealed unit UPVC stable door and matching window. Central heating radiator. Mosaic tiled effect flooring. Stainless steel one and a half bowl sink and drainer with a chrome mixer tap. Five ring gas hob with a stainless steel extractor canopy over. Zanussi tall oven. Recess for dryer. Plumbing for a washing machine and dishwasher separately. Fitted fridge and freezer.

## FIRST FLOOR

### LANDING

With loft hatch access with a pulldown loft ladder.

### MASTER BEDROOM

8'8" x 7'11" with a sealed unit UPVC double glazed window. Central heating radiator.

### BEDROOM TWO

8'7" x 6'11" with a sealed unit UPVC double glazed window. Central heating radiator.

### BEDROOM THREE

8'6" x 6'11" with a sealed unit UPVC double glazed window. Central heating radiator. Wardrobing.

#### BEAUTIFULLY FITTED HOUSE BATHROOM

With an attractive four piece white suite comprising panelled bath, walk in shower cubicle with an electric shower, pedestal wash basin, low suite w/c. Partial wall tiling. Sealed unit UPVC double glazed window. Central heating radiator. Useful storage cupboard with a wall mounted gas fired Vokera combination boiler.

#### ATTIC ROOM

15'7" x 6'5" (with further reduced head height space) Oak beams. Velux window. Solar panel inverter. Recessed low voltage ceiling spotlights.

#### OUTSIDE

There is a pleasant private and enclosed turfed rear yard.

#### COUNCIL TAX BAND

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

#### TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed. There are also solar panels to the property.

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.

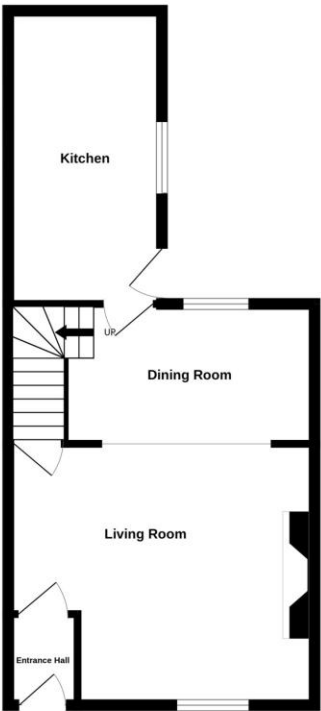
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

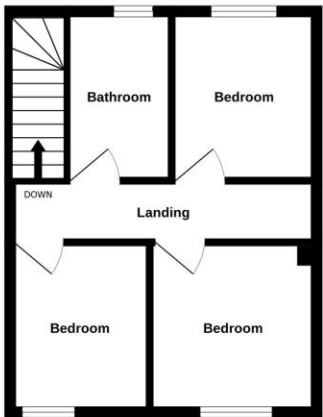




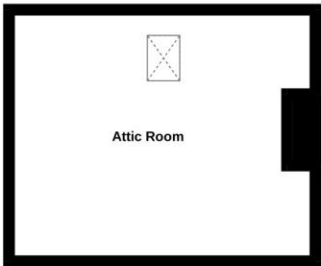
GROUND FLOOR



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)

22, George Street SKIPTON BD23 2PN	Energy rating <b>D</b>	Valid until: <b>10 April 2028</b>
		Certificate number: <b>0069-2859-6148-9398-4011</b>

Property type	Mid-terrace house
Total floor area	72 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.