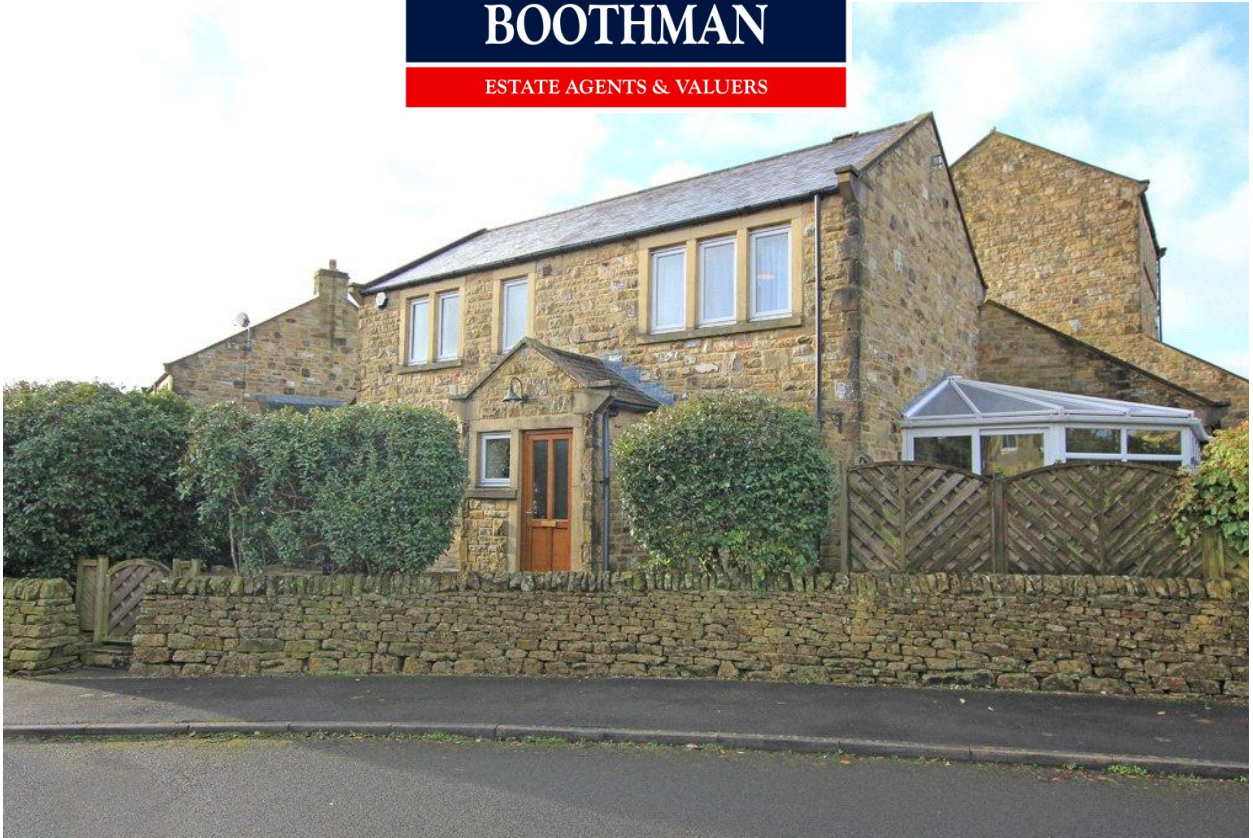


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



35 Hammerton Drive, Hellifield BD23
4LZ
Asking Price: £339,000



+ 3



+ 2



- Exceptional detached home
- Downstairs WC and separate Utility
- Private Driveway and Garage
- Immaculate throughout

This truly outstanding and immaculately presented individual stone 'linked' detached house provides well equipped three bedroomed en-suite accommodation of exceptional merit, which is very pleasantly standing in a highly regarded residential area only a few minutes walking distance away from Hellifield village centre amenities and services, including its train station nearby.



Equipped with main gas central heating, UPVC sealed unit double glazing, a conservatory extension, a security alarm system, high quality fittings and fixtures throughout together with many additional refinements, this excellent family sized residence is very strongly recommended indeed for internal inspection, comprising briefly:

An entrance porch. An entrance hall. A downstairs WC/cloaks room. Spacious open plan living room. Beautifully presented fitted dining kitchen including high quality built-in appliances. Separate utility room and there is also a conservatory extension. On the first floor is a principal bedroom including a contemporary en-suite shower room. A landing with loft hatch access together with two further good sized bedrooms and a house shower room equipped with large walk-in shower enclosure. There is an easily manageable front and side garden stocked with established evergreens and flowerbeds. A block paved driveway provides private car parking whilst also giving access to an adjoining garage.

Surrounded by beautiful open countryside can close to the scenic Yorkshire Dales National Park, the very popular village of Hellifield is served by a variety of local everyday amenities including a general store and post office, a primary school, a Church, a public house, a doctors surgery, community events, a bus service, and the railway station.

The historic market towns of Skipton and Settle are both situated within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.



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Certainly having much to commend it, this excellent property is described in more detail below:

GROUND FLOOR

ENTRANCE PORCH

With UPVC sealed unit double glazing and a similar front entrance door. Central heating radiator. Tiled flooring.

ENTRANCE HALL

Security alarm key pad. Staircase to the first floor. Recently fitted new carpets.

DOWNSTAIRS WC/CLOAKS ROOM

With a two piece white suite comprising a low suite WC and a pedestal hand wash basin including a tiled splash-back. Tiled flooring. Built-in store cupboard under the stairs.

SPACIOUS OPEN PLAN LIVING/DINING ROOM

20'3" x 17'7" (both maximum) UPVC sealed unit double glazing on two sides. Three central heating radiators. Attractive fireplace with a living gas coal effect fire. UPVC sealed unit double glazed French doors leading to the front garden. Recently fitted new carpets.

FITTED DINING KITCHEN

17'4" x 9' Superbly appointed with a quality range of base and wall units having yellow fronts with contrasting laminated worktop surfaces including complementary tiled surrounds. One and a half bowl stainless steel sink and drainer. Built-in Neff oven and grill. Four ring ceramic hob with extractor canopy above. Integrated fridge/freezer. Integrated Montpellier dishwasher. Central heating radiator. UPVC sealed unit double glazing and also matching UPVC sealed unit double glazed sliding door through to the:

CONSERVATORY

13'4" x 9'2" UPVC sealed unit double glazing including matching door to the attractive compact side garden. Ceramic tiled flooring. Wall light points.

UTILITY ROOM

Worktop surface and cupboard. Floor space and plumbing for an automatic washing machine and dryer. Wall mounted Worcester Bosch gas combination boiler. Central heating radiator. Ceramic wall and floor tiling. UPVC sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Spindled balustrade. A linen cupboard. Loft hatch access having pull down ladder to a boarded out loft space. Recently fitted new carpets.

PRINCIPAL BEDROOM

17'5" x 11'8" (both maximum) UPVC sealed unit double glazing. Central heating radiator. Built-in double wardrobe with pine doors, measuring 5'9" x 2'. Woodgrain effect laminated flooring.

EN-SUITE SHOWER ROOM

With a quality white suite comprising a hand wash basin, a low suite WC and a large shower cubicle having two chrome thermostatic shower heads. Fitted vanity cupboard with mirror front. UPVC sealed unit double glazing. Ladder central heating radiator. Extractor fan.

BEDROOM TWO

10'7" x 9'9" UPVC sealed unit double glazing and central heating radiator. Built-in double wardrobe with pine doors. Woodgrain effect laminated flooring.

BEDROOM THREE

9'8" x 6'3" UPVC sealed unit double glazing and a central heating radiator. Woodgrain effect laminated flooring.

BATHROOM

With a quality contemporary white suite comprising a low suite WC, a hand wash basin semi-recessed into a vanity cabinet, together with a large walk-in shower enclosure with glass screen and two chrome thermostatic showerheads. Contrasting splash-back wall panelling. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Fitted mirror fronted cabinet with over lighting.

OUTSIDE

There is an easily manageable front garden including a pebbled bed and stone flagged sitting out area, established evergreens and an attractive stone boundary wall.

PRIVATE BLOCK PAVED LEVEL DRIVEWAY AT THE REAR.

ADJOINING GARAGE

17'6" x 11'3" With an electrical roller garage door, electricity sockets, pitched roof storage space.

The enclosed and easy to maintain side garden includes stone flagged patio and well established laurel hedging. Boundary fencing enhancing privacy.

COUNCIL TAX BAND

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

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.

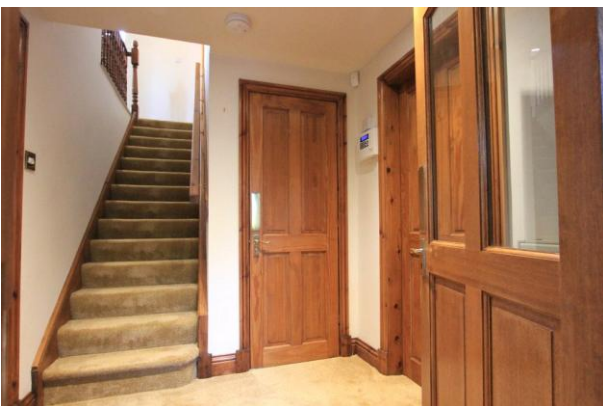
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Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements 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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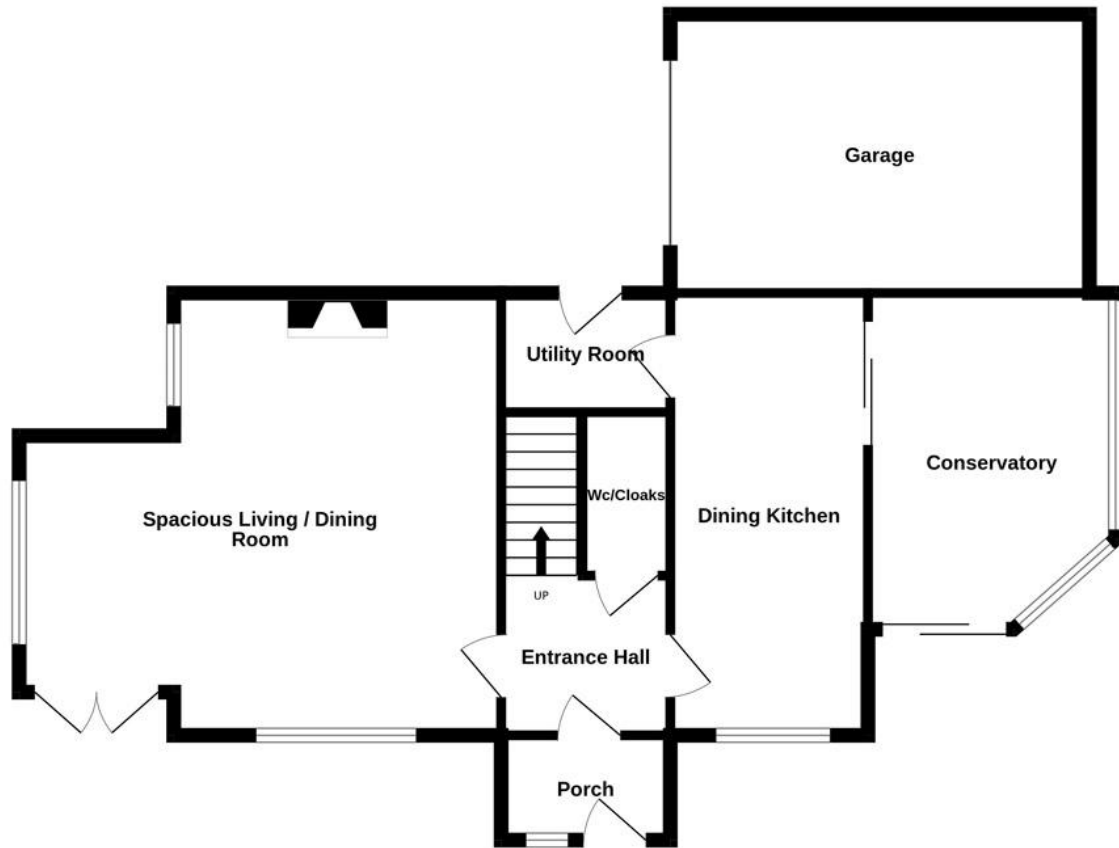
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



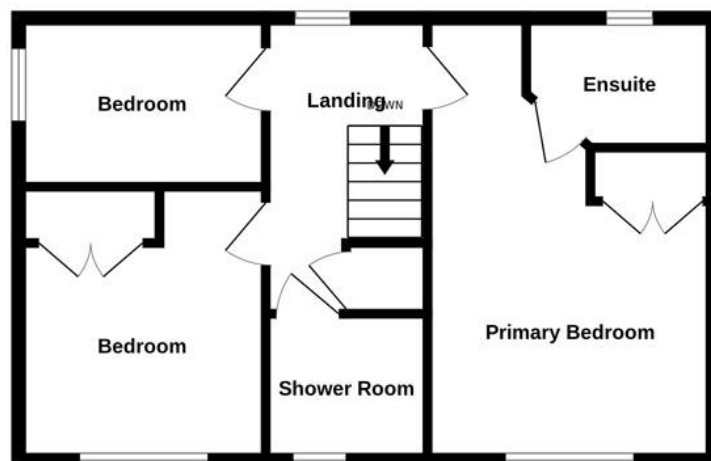




GROUND FLOOR



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)

35 Hammerton Drive Hellifield SKIPTON BD23 4LZ	Energy rating C	Valid until: 29 January 2035
		Certificate number: 7235-0229-5400-0620-6276

Property type	Detached house
Total floor area	110 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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.