

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



8 Bowling Terrace, Skipton, North
Yorkshire BD23 1SP
Asking Price: £245,000



+ 3



+ 1



- No Forward Chain
- Private Parking
- Enclosed Rear Yard
- Views Over Bowling Green
- Three Bedrooms
- Superb Dining Kitchen

Pleasantly situated in this peaceful residential location overlooking the bowling green whilst also benefiting from private parking, this superbly appointed three-bedroom mid terrace property is presented in excellent condition throughout and is conveniently positioned within easy reach of all town centre amenities.



Currently run as a successful holiday let, equipped with quality fixtures and fittings together with gas central heating, UPVC sealed unit double glazing, the accommodation comprises very briefly:

An entrance porch, an entrance hallway, a bay fronted living room, a superbly appointed dining kitchen with quality white fronted wall and base units incorporating integrated appliances. Whilst on the first floor, the landing includes a drop-down ladder leading to a useful part boarded loft space, three well planned bedrooms and a superbly appointed shower room with large walk-in shower enclosure. The property includes a useful gated yard/parking area at the rear whilst at the front a shared access lane adjoins a further private parking space with delightful patio area adjoining, directly alongside the grounds of the bowling green.

The historic market town of Skipton is known as the 'Gateway to the Dales' and provides extensive shopping and recreational facilities together with excellent primary and secondary schooling. The town enjoys a High Street market four days a week and for those interested in the outdoors, the Yorkshire Dales National Park is only a short drive away to the north.

Three-bedroom properties with private parking are often difficult to find within this price range and considering the delightful position, this certainly represents an opportunity not to be missed. The accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

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Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

With UPVC sealed unit double glazed entrance door. UPVC sealed unit double glazed window. Further UPVC sealed unit double glazed door leading to:

ENTRANCE HALL

With stairs leading off to the first floor. Central heating radiator. Door leading to:

LIVING ROOM

13'9" x 13'1" (plus bay) with contemporary electric fire set within a timber fireplace surround incorporating light marble hearth and interior. UPVC sealed unit double glazed bay window. Central heating radiators. Door leading to:

DINING KITCHEN

18'02" x 9'02" Superbly appointed range of white fronted wall and base units with contrasting white granite effect worktop surfaces having tiled surrounds. One and a half bowl composite sink and drainer unit. Built in Bosch electric oven. Four ring gas hob with extractor over. Integrated dishwasher. Plumbing for an automatic washing machine. Wall mounted concealed gas combination boiler. Two UPVC sealed unit double glazed windows. UPVC rear entrance door. Central heating radiator. Tiled effect flooring. Sliding door leading to understairs storage.

FIRST FLOOR

LANDING

With spindled balustrade. Loft hatch with drop down ladder leading to a useful part boarded loft space with fitted light.

BEDROOM ONE

12'1" x 10'11" (maximum) with UPVC sealed unit double glazed window. Central heating radiator. Built-in store cupboard.

BEDROOM TWO

11'6" x 10'6" (maximum) with UPVC sealed unit double glazed window enjoying views over the bowling green. Central heating radiator.

BEDROOM THREE

8'6" x 7'5" (maximum) with UPVC sealed unit double glazed window also enjoying views over the bowling green. Central heating radiator.

SHOWER ROOM

Superbly appointed three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet and a large walk-in shower enclosure housing dual head thermostatic shower. Full height metro wall tiles.

Ladder central heating towel radiator in chrome finish. Wood effect flooring. Built in linen cupboard. Extractor fan.

OUTSIDE

To the front a shared access lane leads to a private level parking area including a further paved patio garden area beyond adjoining the grounds of the bowling green whilst also enjoying a delightful south westerly aspect.

To the rear the property includes a level concrete yard/gated parking area with space for a small car if required. Outside tap. External lighting.

COUNCIL TAX BAND

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

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.

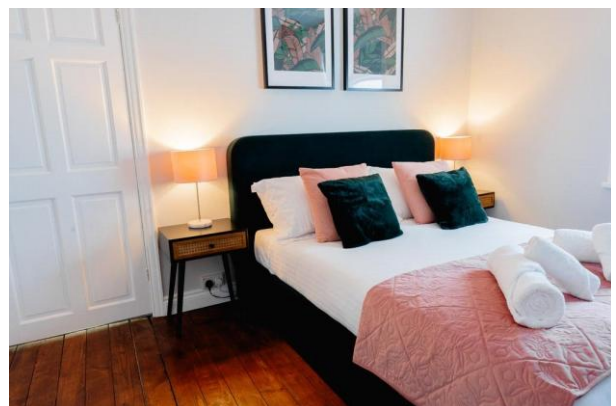
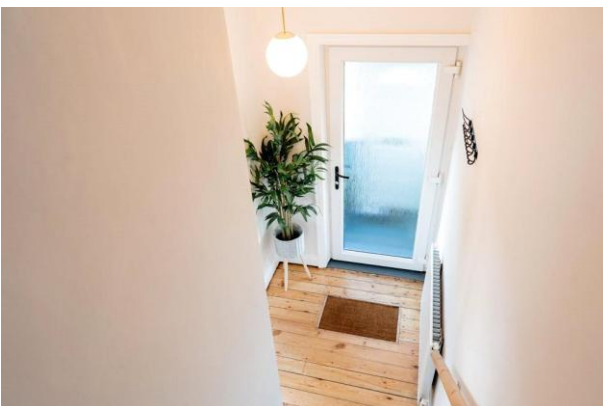
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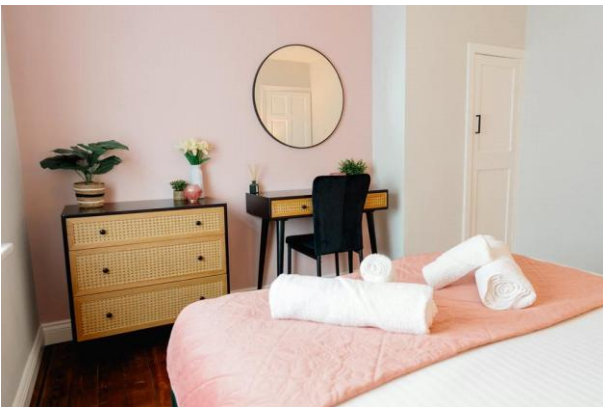
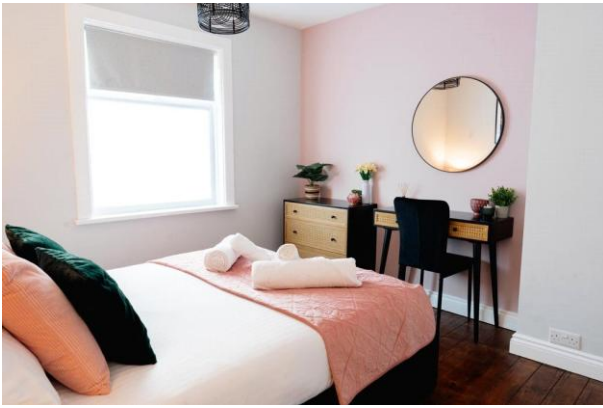
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

Ref: AJT230126

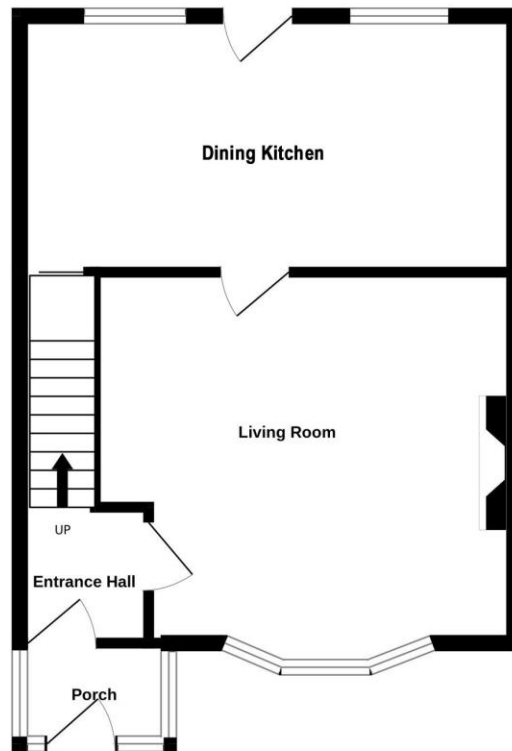
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



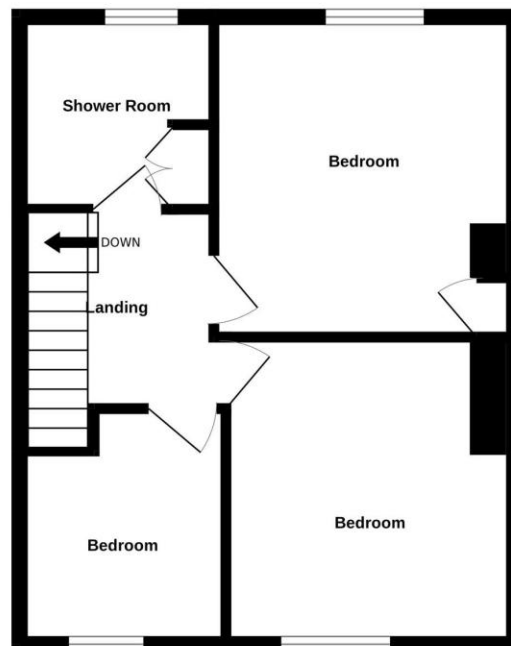




GROUND FLOOR



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)

8, Bowling Terrace SKIPTON BD23 1SP	Energy rating D	Valid until: 17 January 2027
		Certificate number: 0847-2898-7498-9593-5351

Property type	Mid-terrace house
Total floor area	79 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+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.