

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 The Grove, Skipton BD23 2LB  
Asking Price: £219,500



+ 3



+ 1



- Affordable 3 bedroom family sized home
- 3 well planned bedrooms enjoying views towards the moors
- Private driveway parking
- Generous rear garden with substantial timber garden shed
- Popular residential location with easy access to the moorland and countryside above Skipton
- Strongly recommended for inspection



Including the great advantage of a double width driveway at the front providing excellent off street parking for two cars together with a delightful rear garden enjoying views towards the moors, this well planned three bedroom 'end of four' town house has been subject to a variety of improvements in recent years and is pleasantly located in this increasing popular residential location just off Shortbank Road and with easy access to the nearby open countryside and moorland.

Strongly recommended for inspection, this very appealing home offers briefly - an entrance hall, a living room with feature fireplace and a dining kitchen whilst on the first floor are three bedrooms (two enjoying fine long distance views at the rear towards the moors) and a contemporary bathroom. The interior has been much improved and benefits from stylish and contemporary 'oak veneer' internal doors together with neutral décor and fitted carpets. There is an established front garden with laurel hedging together with a double width driveway providing off-road parking. The very attractive rear garden include lawn, patio and decking areas together with a large timber shed.

The historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shopping and recreational facilities together with excellent primary and secondary schooling.

With much to commend it, the property is equipped with gas central heating together with UPVC sealed unit double glazing and comprises in further detail:



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



## GROUND FLOOR

### ENTRANCE HALL

With central heating radiator. Stairs leading off to the first floor. UPVC sealed unit double glazed front entrance door.

### LIVING ROOM

13'11" x 13'6" (both maximum) With log effect electric fire set within a light marble hearth and surround. UPVC sealed unit double glazed window. Central heating radiator.

### KITCHEN

16'10" x 7'6" Well appointed with a range of modern cream fronted fitted wall and base units incorporating contrasting walnut block effect worktop surfaces together with matching up-stands. One and a half bowl composite sink with drainer unit. Hotpoint electric oven/grill. Four ring Hotpoint ceramic hob with curved glazed extractor canopy. Plumbing for a washing machine. Three UPVC sealed unit double glazed windows to the rear together with UPVC sealed unit double glazed rear entrance door. Central heating radiator. Useful store place underneath the stairs. Recessed ceiling spotlights.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazed window. Oak veneer doors leading to all rooms. Loft hatch.

### BEDROOM ONE

10'11" x 9'11" (both maximum) With UPVC sealed unit double glazed window enjoying long distance views. Central heating radiator.

### BEDROOM TWO

10'9" x 8'11" (both maximum) With UPVC sealed unit double glazed window enjoying views towards the moors. Central heating radiator. Built-in cupboard.

### BEDROOM THREE

7'10" x 7'8" With UPVC sealed unit double glazed window enjoying views towards the moors. Central heating radiator.

### BATHROOM

Well appointed with a modern white suite comprising low suite WC, hand wash basin set on a vanity cupboard and a panelled bath with chrome mixer shower over. Full quartz effect shower wall boarding. UPVC sealed unit double glazing window. Chrome towel radiator.

### OUTSIDE

To the front there is a:



#### PRIVATE DRIVEWAY

For two cars together with laurel hedging and a wide tarmac side pathway providing access to the rear together with ample space for external sheds/storage.

To the rear there is an enclosed level garden enjoying views towards the moors and incorporating timber decking, stone pathway, a lawn and a substantial timber garden shed. External cold water tap. External power. Security lighting. Right of way on foot for the neighbouring property.

#### 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.

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.

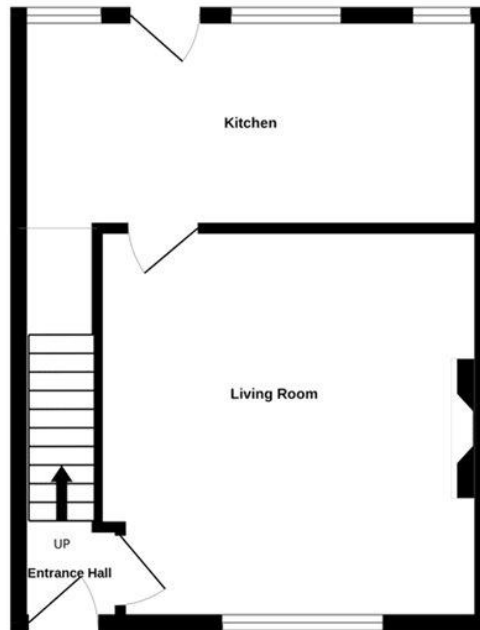
Ref: SBS130226

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

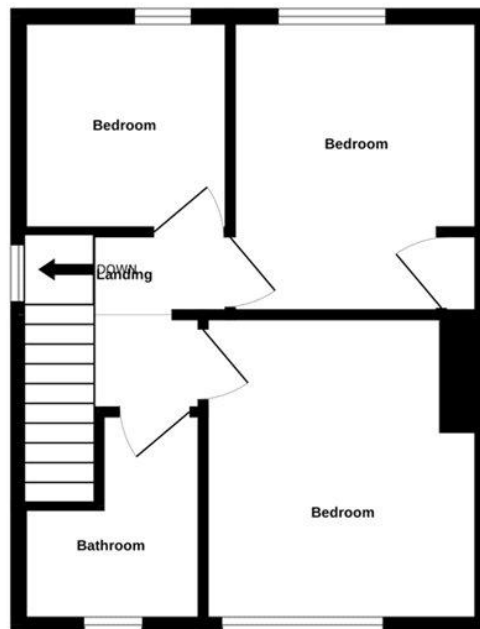




# GROUND FLOOR



# 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.  
Made with Metropix ©2026

## Energy performance certificate (EPC)

17 The Grove SKIPTON BD23 2LB	Energy rating <b>D</b>	Valid until: <b>10 February 2036</b>
		Certificate number: <b>0390-2689-3520-2996-8831</b>

Property type	End-terrace house
Total floor area	70 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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 <b>C</b>
55-68	<b>D</b>	62 <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.