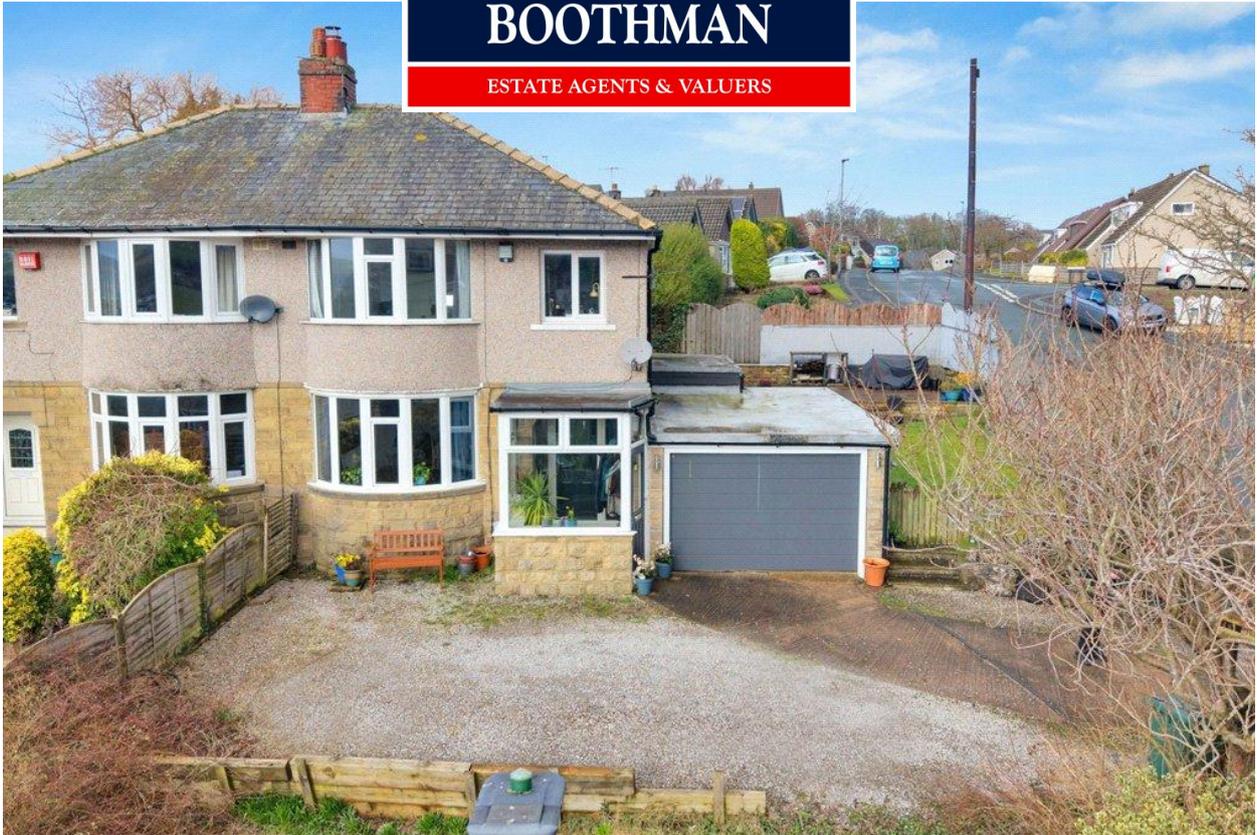


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



16 Uplands, Skipton BD23 1BJ
Asking Price: £400,000



+ 3



+ 1



- Very generous private PARKING / GARAGE
- Magnificent Views
- Downstairs WC / Separate Utility
- Established Gardens enjoying sunny aspects

This extended and improved three bedroomed semi-detached house provides spacious and tastefully appointed living accommodation throughout whilst including the advantage of mains gas central heating together with UPVC sealed unit double glazing throughout. The property proudly stands in an elevated



position benefitting from truly stunning far reaching panoramic views across the surrounding countryside, an enviable outlook that persistently changes throughout the seasons.

The light and airy home also benefits from very generous private driveway parking, gardens, and a substantial garage with light and power facilities. All whilst being located in a highly respected and sought after residential area, only approximately two thirds of a mile away from Skipton's bustling town centre shops, amenities, and services.

Strongly recommended for internal inspection indeed, this semi-detached residence comprises briefly:

An entrance hall, an entrance porch, a superbly appointed through living room with feature bay window open to a formal dining area and modern kitchen equipped with quality appliances. Separate utility room and a downstairs WC, whilst on the first floor are three well planned bedrooms and a house bathroom with a traditional three piece white suite. There is a private driveway with ample parking facilities, leading to the garage. The well proportioned enclosed rear garden is planned for ease of maintenance and has a lawned area and a raised stone flagged patio enjoying southerly aspects and superb views.

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



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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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it, the property is described in further detail:

GROUND FLOOR

ENTRANCE PORCH

Sealed unit UPVC double glazed window. Composite front entrance door. Laminated flooring.

ENTRANCE HALL

Composite entrance door. Staircase to first floor. Gas central heating radiator. Useful understairs storage cupboard. Oak flooring.

OPEN PLAN LIVING ROOM

26'1" x 11'9" Bay window with sealed unit UPVC double glazed windows. Attractive cast iron wood burning stove. Central heating radiators. Oak flooring.

DINING KITCHEN

13' x 12'1" (Both maximum) Tiled flooring. Fitted wine fridge. Siemens double oven. Siemens microwave. Breakfast bar. Siemens four ring ceramic induction hob with stainless steel extractor above. Fitted contemporary wall and base units. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights. Fitted Smeg dishwasher. Composite one and a half bowl sink and drainer.

UTILITY ROOM

8'10" x 5'5" UPVC sealed unit double glazed window. Sealed unit UPVC entrance door. Tiled flooring. Chrome heated towel rail. Plumbing for washing machine. Recessed low vaulted ceiling spotlights.

DOWNSTAIRS WC

Back-to-wall wash basin. Low flush WC. Attractive wall and floor tiling throughout. Low voltage ceiling spotlights. Extractor fan.

FIRST FLOOR

LANDING

Spindled balustrade. Gas central heating radiator. Loft access.

BEDROOM ONE

14'1" x 11'7" (into bay) Feature bay window equipped with UPVC sealed unit double glazing. Enjoying stunning panoramic views towards surrounding moorland and countryside. Quality fitted wardrobing with lighting above. Central heating radiator.

BEDROOM TWO

11'3" x 9'8" UPVC sealed unit double glazed window. Fitted shelves. Central heating radiator.

BEDROOM THREE

8' x 6'1" UPVC sealed unit double glazed window. Superb views. Central heating radiator.

HOUSE BATHROOM

Tiled throughout. Sealed unit UPVC sealed unit double glazed windows. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Tiled bath with hot and cold mixer tap and drench shower over. Feature unit incorporating wash basin and back-to-wall WC.

EXTERNALLY

At the front elevation there is generous private driveway parking suitable for multiple vehicles, also leading to the:

GARAGE

17'6" x 12'2" Electric garage door. Wall mounted Worcester Bosch gas combination boiler, power and lighting.

In addition, there is an undulating lawn at the front stocked with flowerbeds, trees, and stone steps. To the side and rear is an established and enclosed lawned garden including a raised stone flagged patio area, perfect for sitting / dining out in the summer months.

COUNCIL TAX BAND

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

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.

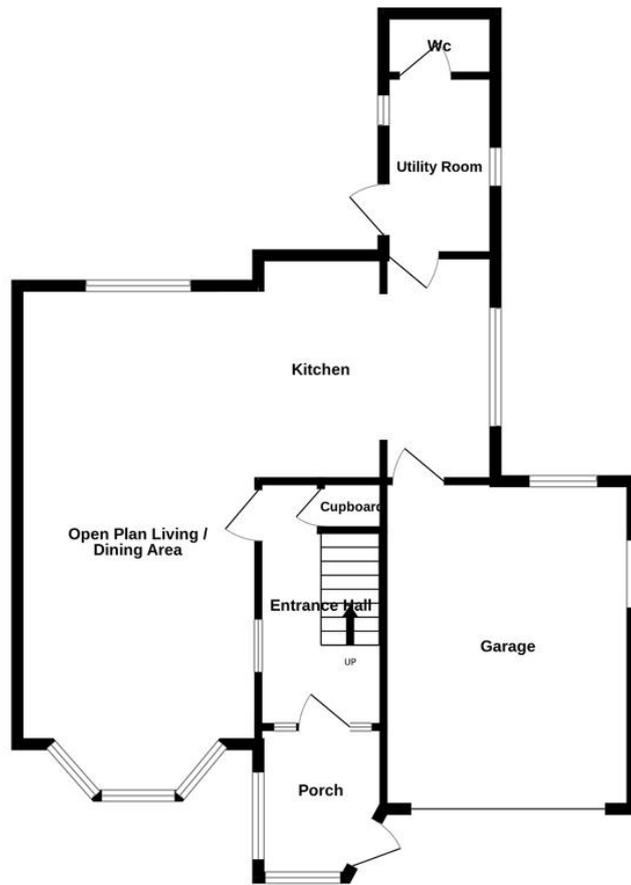
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

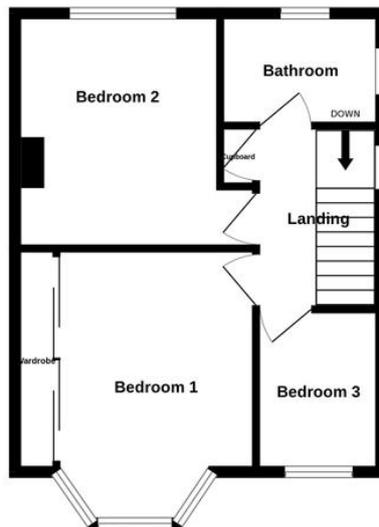




GROUND FLOOR



1ST FLOOR



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)

16 Uplands SKIPTON BD23 1BJ	Energy rating	Valid until: 1 April 2033
	D	Certificate number: 2817-3524-3050-0749-3202

Property type	Semi-detached house
Total floor area	91 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		82 B
69-80	C		
55-68	D	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.