

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



31 Primrose Hill, Skipton BD23 1NR  
Asking Price: £195,000



+ 2



+ 1



- NO ONWARD CHAIN
- Two good sized bedrooms
- Character cottage
- Suitable for investment
- Convenient location within Skipton
- Potential for further modernisation

This stone built character cottage is pleasantly situated in an extremely convenient and well-respected residential location just off the bottom of Grassington Road whilst being only a short stroll from the High Street.

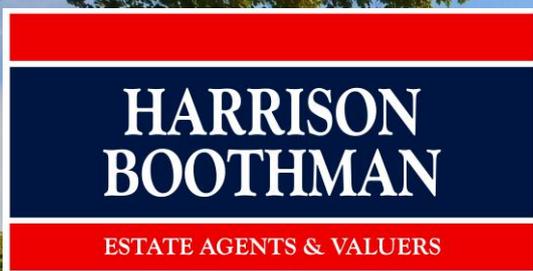


The property offers well-planned living accommodation and would be suitable for investment with potential opportunities for investors looking for a holiday let or long term let.

Offered to the market with no chain and fitted with gas fired central heating and a mixture of standard UPVC double glazing and UPVC sash windows, the property comprises briefly:

An entrance hallway, a sitting room with a feature fireplace and coal effect gas fire, a dining kitchen which is well-appointed with fitted wall and base units whilst to the first floor there are two good sized double bedrooms and a large house bathroom. To the rear there is a small yard with a useful timber storage shed.

The increasingly 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 Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs and cafés 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 a little over a mile away to the north, offering some of the finest countryside and scenery in the UK.



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)



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

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

## GROUND FLOOR

### ENTRANCE HALLWAY

Central heating radiator. Feature archway and picture rail. Substantial hardwood front entrance door.

### SITTING ROOM

11'6" (into alcoves) x 9' with a UPVC sealed unit double glazed sash window. Central heating radiator. Arched alcoves. Stone fireplace with a coal effect gas fire. Open to:

### DINING KITCHEN

13'3" x 11'9" with fitted wall and base units with contrasting pine effect worktops and tiled surrounds. Zanussi fan assisted oven. Four ring gas hob with a concealed extractor over. Sealed unit UPVC double glazed window. Hardwood rear entrance door. Wall mounted gas fired Ideal combination boiler. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Plumbing for a washing machine. Central heating radiator. Useful understair storage cupboard.

## FIRST FLOOR

### LANDING

Loft access. Picture rail. Sealed unit UPVC double glazed window. Useful space which could house a desk for a study area.

### BEDROOM

13'4" x 8'8" with a central heating radiator. Dado rail. Sealed unit UPVC double glazed sash window.

### BEDROOM

10'4" x 6' with a central heating radiator. Picture rail. Sealed unit UPVC double glazed sash window.

### HOUSE BATHROOM

Low suite w/c. Bidet. Panelled bath with a Triton electric shower over. Pedestal wash basin. Central heating radiator. Sealed unit UPVC double glazed window. Partial wall tiling. Useful storage cupboard.

### OUTSIDE

To the rear there is a paved yard with a timber storage shed. Please note the neighbouring properties do have a right of access through the yard.

## 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.

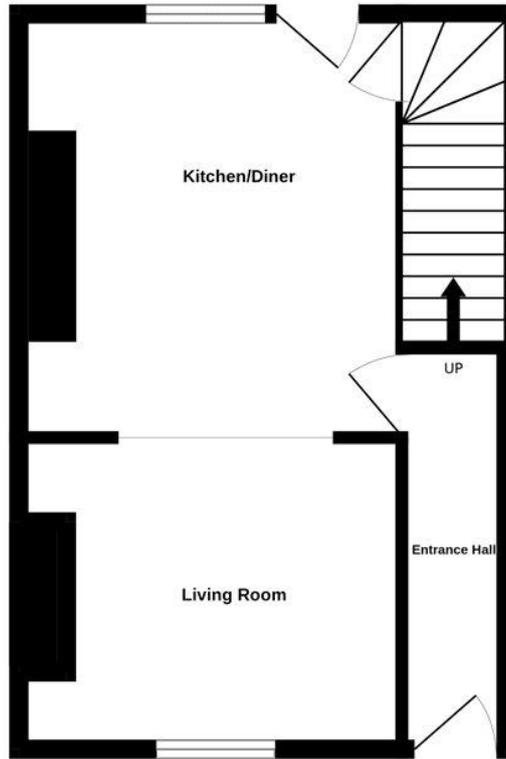
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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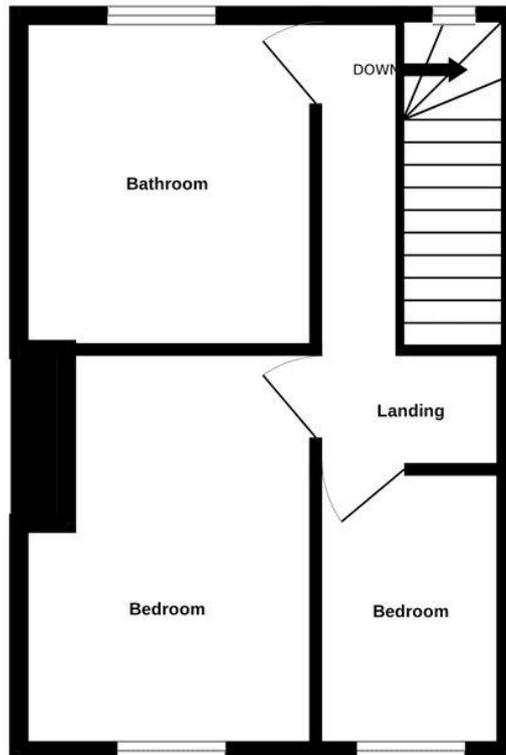
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

31 Primrose Hill  
SKIPTON  
BD23 1NR

Energy rating

**D**

Valid until: **4 April 2033**

Certificate number: **9437-0624-5200-0887-5202**

Property type	Mid-terrace house
Total floor area	59 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>		88 <b>B</b>
69-80	<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.