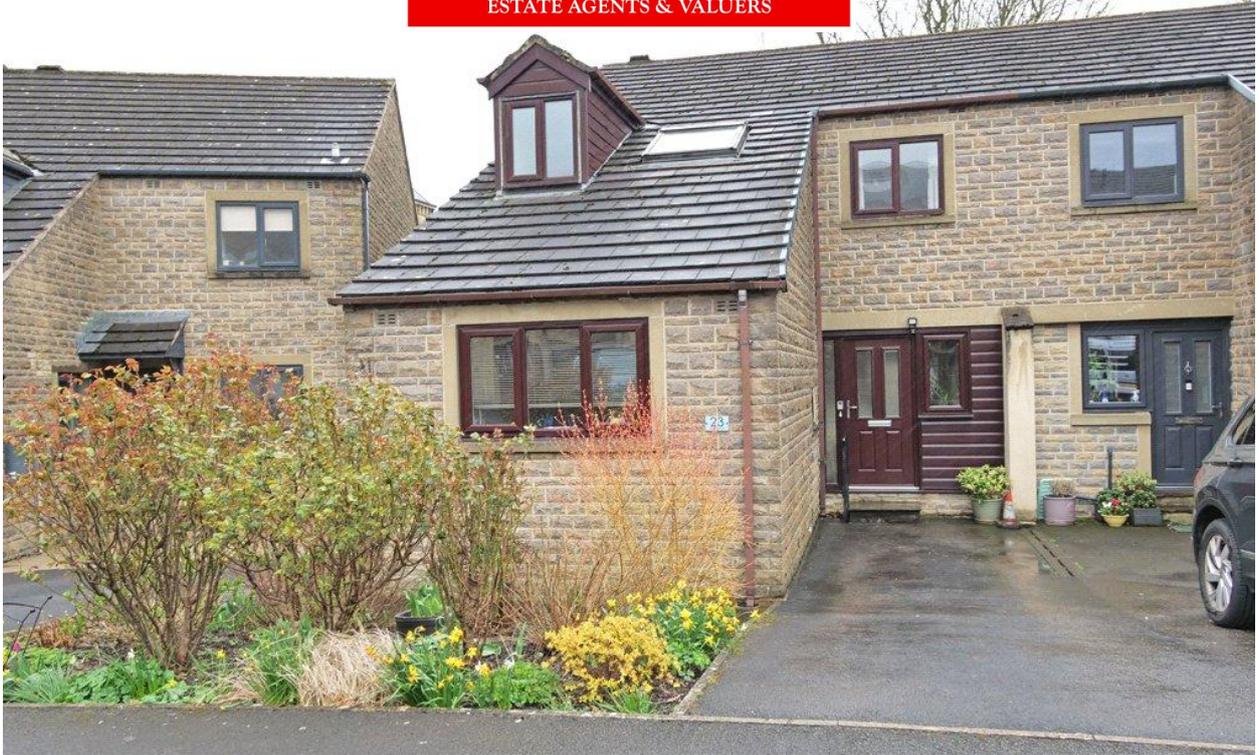


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



23 Hall Croft, Skipton, North Yorkshire  
BD23 1PG  
Asking Price: £385,000



+ 3



+ 2



- Three Bed En Suite
- Semi Detached
- Private Parking
- South Facing Garden
- Views Over Leeds/Liverpool Canal

This truly outstanding and superbly appointed three double bed roomed, one en-suite semi-detached house provides a beautifully presented home which is very pleasantly situated in an exclusive cul-de-sac whilst backing onto the Leeds/Liverpool canal enjoying fine southerly aspects at the rear.



Hall Croft is very conveniently situated in a well-respected residential area close to Gargrave Road with excellent primary and secondary schooling nearby whilst Skipton town centre amenities, Aireville Park and the railway station are only a few minutes walking distance away.

With the advantages of gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures throughout, this excellent property is very strongly recommended indeed for inspection, comprising briefly:

A spacious entrance hall, a cloaks/WC, a dual aspect living room, a generous dining room and a fitted kitchen superbly appointed with quality contemporary units including built-in appliances whilst on the first floor is a master bedroom including a stylish en-suite shower room together with two further double bedrooms and a house bathroom with a three piece white suite. There is an easily manageable front garden and a private driveway providing off-road parking space. The landscaped rear garden provides a very appealing feature backing onto the Leeds/Liverpool canal enjoying fine southerly aspects whilst imaginatively planned to provide a stone flagged patio/sitting out area together with colourful flowerbeds, bushes and fencing.

Surrounded by beautiful open countryside, the historic market town of Skipton is known as 'The Gateway to the Dales' providing extensive shops, amenities, services and recreational facilities together with excellent primary and secondary schooling.

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



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Certainly providing a unique opportunity, the property comprises in further detail:

## GROUND FLOOR

### SPACIOUS ENTRANCE HALL

With composite front entrance door. Fitted base unit and worktop with plumbing for an automatic washing machine. UPVC sealed unit double glazing.

### CLOAKS/WC

With a two-piece white suite comprising a low suite WC and a hand wash basin having a white gloss fronted vanity cabinet unit beneath. UPVC sealed unit double glazing.

### SPACIOUS LIVING ROOM

23' x 11'2" (both maximum) with UPVC sealed unit double glazing to two sides including matching patio doors to the delightful rear garden whilst also providing fine southerly aspects beyond the Leeds/Liverpool canal. Two double central heating radiators. Carved light oak surround to a feature fireplace having a light marble interior, a matching hearth, and a living gas coal fire. Staircase off to the first floor.

### DINING ROOM

17' x 7'9" with UPVC sealed unit double glazing. Double central heating radiator.

### FITTED KITCHEN

16 (maximum into recess) x 11'1" (maximum) Superbly appointed with a quality range of stylish contemporary base and wall units having cashmere gloss fronts with contrasting dark oak effect worktop surfaces including matching up-stands. Matching tall store cupboards. Soft closures. One and a half bowl composite sink and drainer unit. Tile effect vinyl flooring. Built-in split level Stoves oven and grill together with a four-ring gas hob in stainless steel finish having a glass backing plate and an extractor hood above in a glass and stainless-steel finish chimney style canopy. Integrated dishwasher. Recess for fridge/freezer. Ladder central heating radiator. Fitted ceiling spotlights, down-lights beneath wall units and also plinth lighting. UPVC sealed unit double glazing. Built-in store cupboard under the stairs.

## FIRST FLOOR

### LANDING AND HALF LANDING

With a spindled balustrade, a Velux window, a built-in linen cupboard and a deep built-in store cupboard.

### MASTER BEDROOM

13' x 11'1" with UPVC sealed unit double glazing providing fine southerly aspects beyond the Leeds/Liverpool canal. Central heating radiator.

#### SHOWER ROOM

With a stylish three-piece white suite comprising a low suite WC, a pedestal wash basin having a tiled splash-back and also a tiled shower cubicle incorporating a thermostatic shower. UPVC sealed unit double glazing. Ladder central heating radiator. Fitted ceiling spotlights.

#### BEDROOM TWO

13' x 8'6" with UPVC sealed unit double glazing providing fine southerly aspects beyond the Leeds/Liverpool canal. Central heating radiator.

#### BEDROOM THREE

10'3" x 8'6" with UPVC sealed unit double glazing and a central heating radiator.

#### BATHROOM

With a quality three-piece white suite comprising a panelled bath having a tiled surround together with a low suite WC and a pedestal wash basin including a tiled splash-back. Built-in cupboards under the window. UPVC sealed unit double glazing. Ladder central heating radiator.

#### OUTSIDE

To the front of the property there is a flower bed, complete with shrubs, roses and perennials. A private driveway provides off-road parking spaces. Private side access and bin storage area.

The landscaped rear garden provides a very appealing feature, backing onto the Leeds/Liverpool canal enjoying fine southerly aspects whilst imaginatively planned to provide flower beds, bushes, fencing and a stone flagged patio/sitting out area. Garden shed.

#### 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.

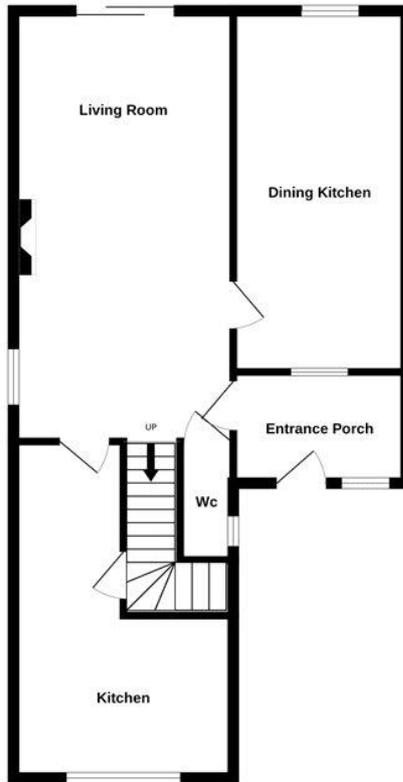
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

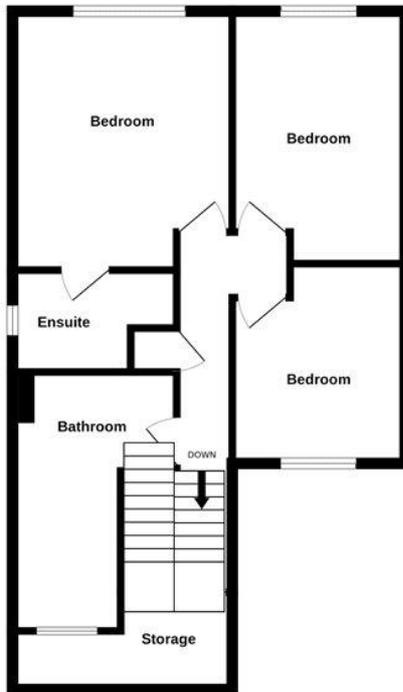




GROUND FLOOR



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)

23 Hall Croft  
SKIPTON  
BD23 1PG

Energy rating

C

Valid until: 17 March 2036

Certificate number: 0370-2848-5670-2296-1055

Property type	Semi-detached house
Total floor area	109 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.