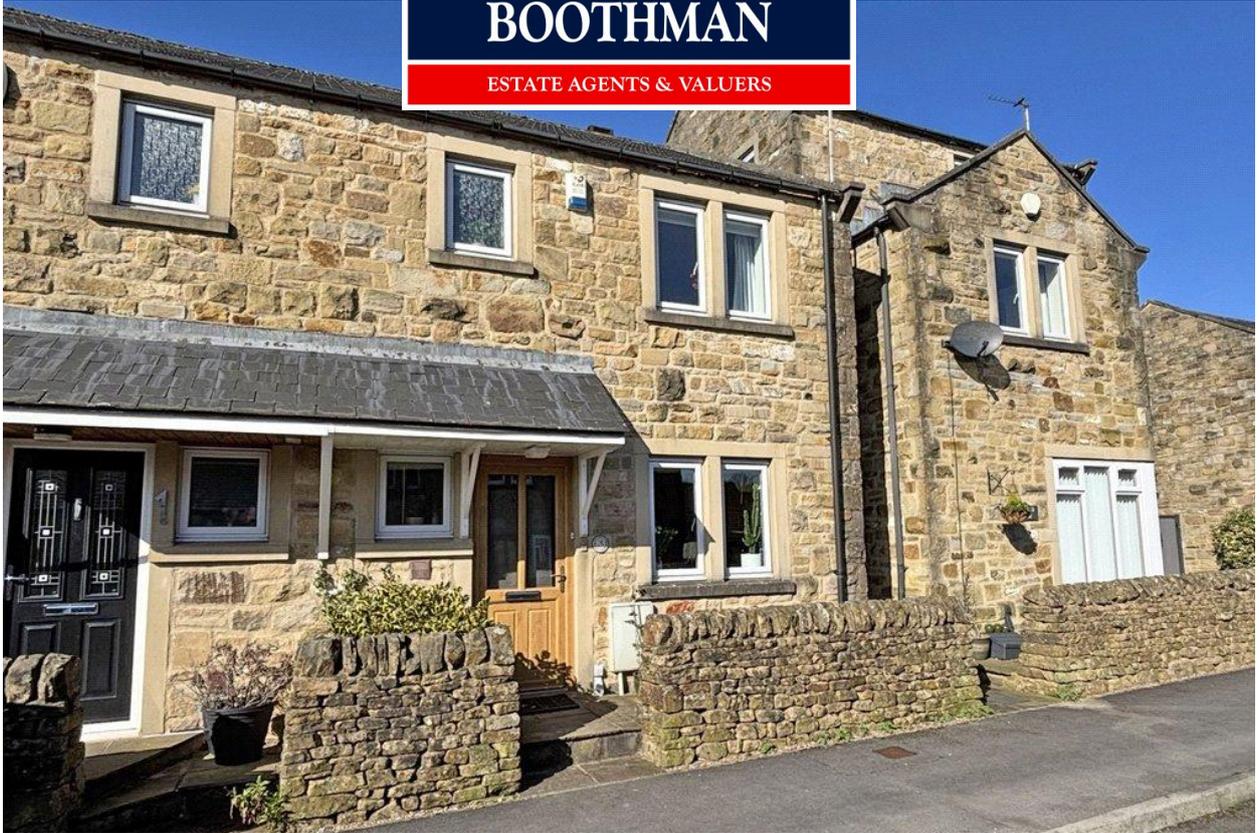


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Newton Way, Hellifield BD23 4NY
Asking Price: £265,000



+ 3



+ 2



- Stone-built three bedroom family home
- Well-appointed living accommodation
- Good sized rear garden
- Private parking and a detached single garage
- Popular location within Hellifield

This immaculately presented and well-planned stone built semi-detached house provides well equipped three bed roomed en-suite accommodation of exceptional merit which is very pleasantly situated on the level in a very popular residential development only a few minutes walking distance away from Hellifield village centre amenities, including its train station nearby.



Including mains gas central heating and UPVC sealed unit double glazing, this family home is very strongly recommended indeed for internal inspection, comprising briefly:

An entrance hallway, a well-appointed kitchen with fitted wall and base units and an array of integrated appliances, a sitting room with a coal effect gas fire and a ground floor w/c whilst to the first floor there are three good sized bedrooms, one of which has an ensuite shower room and the house bathroom fitted with a three piece suite. Externally to the rear of the property there is a good sized garden mainly laid with stone paving which leads to the single garage and the block-paved parking space.

Surrounded by beautiful open countryside and close to the scenic Yorkshire Dales National Park, the very popular village of Hellifield is served by a variety of local everyday amenities including a general store and post office, a primary school, a church, a public house, a doctors surgery, community events, a bus service and a railway station.

The historic market towns of Skipton and Settle are both situated within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it, this excellent family-sized property comprises in further detail:

GROUND FLOOR



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



ENTRANCE HALLWAY

Tiled floor. Sealed unit UPVC front entrance door. Recessed low voltage ceiling spotlights. Central heating radiator.

W/C

Tiled floor. Central heating radiator. Fitted coat hooks. Extractor fan. Low suite w/c. Ceramic wash basin with a tiled splashback. Extractor fan. Sealed unit UPVC double glazed window.

DINING KITCHEN

12'2" x 8'6" with pine effect fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Neff fan assisted oven with a matching Neff four ring gas hob over and a concealed extractor above. Stainless steel one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Tiled flooring. Sealed unit UPVC double glazed windows. Central heating radiator. Recessed low voltage ceiling spotlights.

SITTING ROOM

15'8" x 12'9" with oak effect flooring. Central heating radiators. Sealed unit UPVC double glazed windows and matching patio doors. Recessed low voltage ceiling spotlights. Coal effect gas fire with a stone hearth. Useful understair storage cupboard.

FIRST FLOOR

LANDING

Loft access. Storage cupboard. Spindled balustrade.

BEDROOM ONE

10'8" x 8'10" with a sealed unit UPVC double glazed window. Fitted wardrobing. Central heating radiator.

ENSUITE SHOWER ROOM

Pedestal wash basin. Low suite w/c. Shower cubicle with a chrome thermostatic shower. Shaver point. Central heating radiator. Extractor fan.

BEDROOM TWO

10'2" x 8'10" with a sealed unit UPVC double glazed window. Fitted wardrobing. Central heating radiator.

BEDROOM THREE

6'6" x 6'5" with with a sealed unit UPVC double glazed window. Central heating radiator.

HOUSE BATHROOM

Pedestal wash basin. Low suite w/c. Panelled bath with chrome bath taps and a shower head attachment. Partial wall tiling. Sealed unit UPVC double glazed window. Extractor fan. Central heating radiator.

OUTSIDE

To the front of the property there is a small paved garden frontage with a drystone wall boundary. To the rear there is an enclosed Westerly facing garden with a stone flagged patio, stone chippings and flower and shrub borders. There is also access to the:

SINGLE GARAGE

17'6" x 8'9" with power, lighting, water, sealed unit window, hardwood rear entrance door and an up and over garage door.

To the side of the garage there is a block paved parking area for one vehicle.

COUNCIL TAX BAND

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

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.

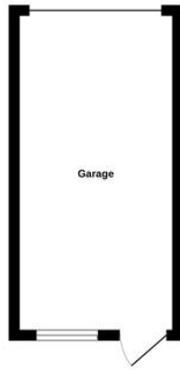
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

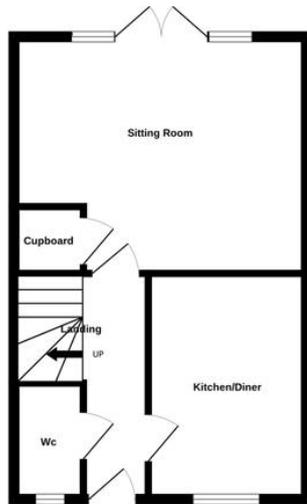




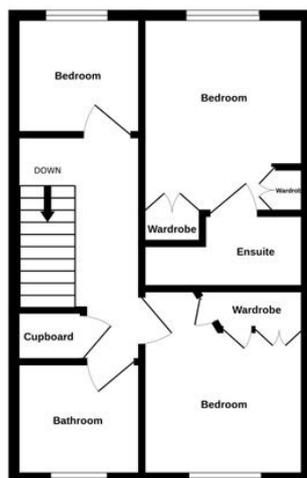
GARAGE



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)

3 Newton Way Hellfield Skipton BD23 4NY	Energy rating D	Valid until: 13 October 2030
		Certificate number: 9830-5220-2009-0524-0296

Property type	Semi-detached house
Total floor area	73 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		84 B
69-80	C		
55-68	D	66 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.