

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Chapel Street, Carleton, Skipton,  
North Yorkshire BD23 3HE  
Asking Price: £209,950



+ 3



+ 1



- Three Bed End Terrace
- Superbly appointed Kitchen
- Refitted Shower Room
- Enclosed Rear Yard
- Village Location

This individual stone-built end terraced cottage enjoys a delightful position tucked away in the centre of this sought after semi-rural village only circa two miles away from the increasingly popular market town of Skipton and within easy walking distance of all village amenities.



With the advantage of a re-fitted shower room, the well-planned accommodation comprises very briefly:

An entrance vestibule, a living room with feature fireplace, a stylish modern fitted kitchen with built-in pantry store cupboard, three well planned first floor bedrooms and a shower room with large walk-in shower enclosure. Street parking is available externally whilst to the rear there is an enclosed yard.

The extremely popular rural village of Carleton is surrounded by beautiful open countryside situated close to the River Aire and is served by a variety of local amenities including a park/playground, a general store/off-licence, a public house, a Church, a village hall, and a well-respected primary school. The scenic Yorkshire Dales National Park is only a short drive away to the north whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

The nearby historic 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 well-regarded 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 cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. The town benefits from a railway station providing regular daily services to Leeds, Bradford and beyond.



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Equipped with gas central heating together with UPVC sealed unit double glazing the accommodation comprises in further detail:

## GROUND FLOOR

### ENTRANCE VESTIBULE

With composite sealed unit double glazed front entrance door. Multi paned glazed door leading to:

### LIVING ROOM

16'11" x 14'1" (both maximum) with electric stove set within a recessed stone opening incorporating stone hearth together with timber over-mantel. UPVC sealed unit double glazed window. Two central heating radiators. Recently fitted carpets and modern decor.

### FITTED KITCHEN

12'10" x 9'2" superbly appointed with a range of stylish modern fitted light stone wood grain fronted wall and base units incorporating contrasting oak effect worktop surfaces. One and a half bowl composite sink and drainer unit. Built-in high-level oven/grill. Four ring gas hob with stainless steel extractor canopy over. Integrated fridge/freezer. Concealed Baxi wall mounted gas central heating combination boiler. Plumbing for an automatic washing machine. UPVC sealed unit double glazed window together with a large feature window to the side. Central heating radiator. Grey oak effect LVT flooring. UPVC sealed unit double glazed stable style rear entrance door. Deep built-in store/pantry cupboard.

## FIRST FLOOR

### LANDING

With central heating radiator. Linen cupboard.

### BEDROOM ONE

12'2" x 8'11" with UPVC sealed unit double glazed window. Central heating radiator.

### BEDROOM TWO

11'3" x 10' (both maximum) with UPVC sealed unit double glazed window. Central heating radiator.

### BEDROOM THREE

9' x 6'10" (plus door recess) with UPVC sealed unit double glazed window. Central heating radiator.

### SHOWER ROOM

Superbly appointed three-piece white suite comprising low suite w/c, hand wash basin, and large walk-in shower enclosure housing dual head thermostatic shower. UPVC sealed unit double glazing. Contemporary marble effect mermaid boarding.

#### OUTSIDE

Street parking is available whilst to the rear there is an enclosed 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.

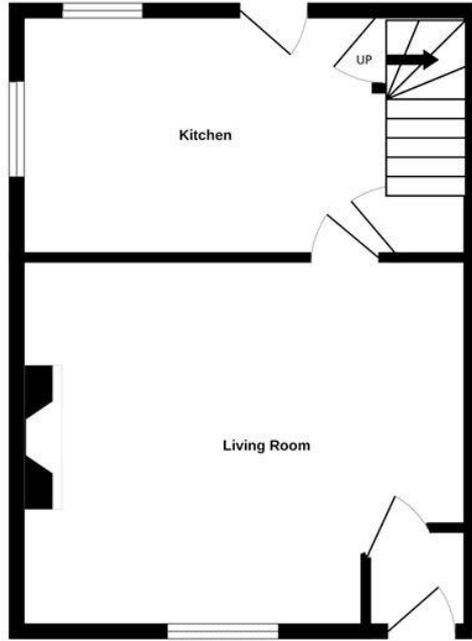
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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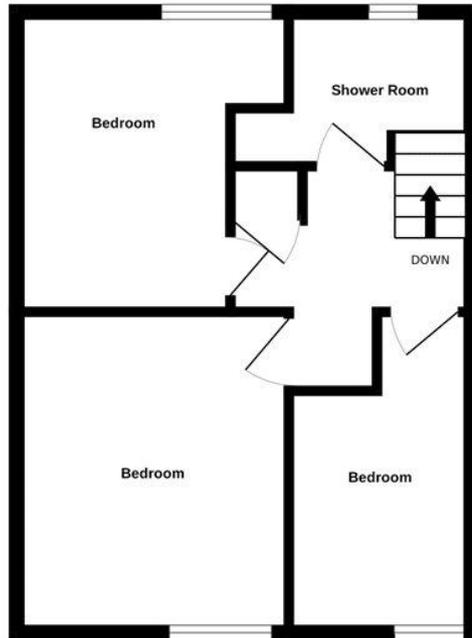
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

1 Chapel Street Carleton SKIPTON BD23 3HE	Energy rating <b>D</b>	Valid until: <b>6 December 2032</b>
		Certificate number: <b>9380-2573-7220-2502-4211</b>

Property type	End-terrace house
Total floor area	75 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		88 B
69-80	C		
55-68	D	61 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.