

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Whinfield Court, Skipton BD23 2UY  
Asking Price: £239,950



+ 2



+ 1



- Modern Townhouse in the heart of Skipton.
- Advantage of SINGLE GARAGE included.
- Wonderful views at the rear.
- Easy walk to Town Centre.
- Vacant / No onward Chain.

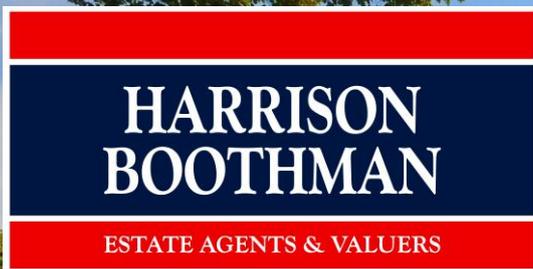
Superbly located on the level in a popular select cul-de-sac within comfortable walking distance from all of Skipton's town centre amenities whilst backing onto Whinfield Bowling Club with wonderful open views at the rear, this traditional two double bed roomed stone town-house provides very well equipped accommodation including mains gas central heating together with UPVC sealed unit double glazing throughout and is strongly recommended for internal inspection.



Having easily manageable sitting out areas, pleasant aspects, private driveway parking and the big advantage of a single garage with light and power facilities, the property is summarised briefly:

An entrance hall, a living room with French doors leading out to the enclosed garden, a fitted kitchen, whilst on the first floor there are two well planned double bedrooms and a house bathroom with a three piece suite. There is a front driveway providing private off-road parking, directly in front of the single garage and the easily manageable enclosed rear garden provides a large stone flagged patio area with established perimeter flowerbeds, enjoying southerly aspects.

The ever 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 an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of popular 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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.



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With much to commend it, this very appealing home offered with no onward chain comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With double glazed composite front entrance door. Central heating radiator. Pine spindled staircase leading up to the first floor with matching balustrades. Built-in store cupboard under the stairs.

### LIVING ROOM

18'4" x 12'6" (Both Maximum) Ceiling coving. UPVC sealed unit double glazed window. Coal effect gas fireplace set on a black granite hearth. Two central heating radiators. UPVC sealed unit double glazed French doors leading to the rear garden. Fitted carpets.

### FITTED KITCHEN

17'9" x 7'5" With a quality range of fitted base and wall cupboard units in a light oak style finish. Contrasting laminated worktop surfaces. One and a half bowl stainless steel sink with mtaching drainer. Built-in oven and grill. Four ring gas hob with stainless steel extractor canopy above. Neutral ceramic wall tiles. Plumbing for an automatic washing machine. Central heating radiator. UPVC sealed unit double glazed window. Wall mounted Worcester Bosch gas combination boiler.

## FIRST FLOOR

### LANDING AND HALF LANDING

With UPVC sealed unit double glazing. Pine spindled stair rails and matching balustrades. Loft hatch access.

### BEDROOM ONE

12'5" x 9'4" UPVC sealed unit double glazing providing wonderful open views across the bowling green. Ceiling coving. Central heating radiator. Exposed wooden floorboards.

### BEDROOM TWO

11'9" x 8'7" Another double bedroom with UPVC sealed unit double glazed window providing wonderful views across the bowling green and beyond. Central heating radiator. Fitted carpets.

### HOUSE BATHROOM

Providing a three piece white suite comprising low suite WC, pedestal hand wash basin, and a panelled bath. Ceramic wall tiles. UPVC sealed unit double glazed window incorporating privacy glass. Extractor fan. Central heating radiator. Towel rail.

## OUTSIDE

There is a private tarmac front driveway providing off-road car parking. Directly in front of the:

## SINGLE GARAGE

17'9 x 8'4 Traditional up/over garage door. Light and power facilities.

The rear provides a manageable enclosed garden planned for ease of maintenance with stone flagged patio. Established flowerbeds. Stone wall boundaries.

## 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.

Ref: MGLEDHILL10326

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

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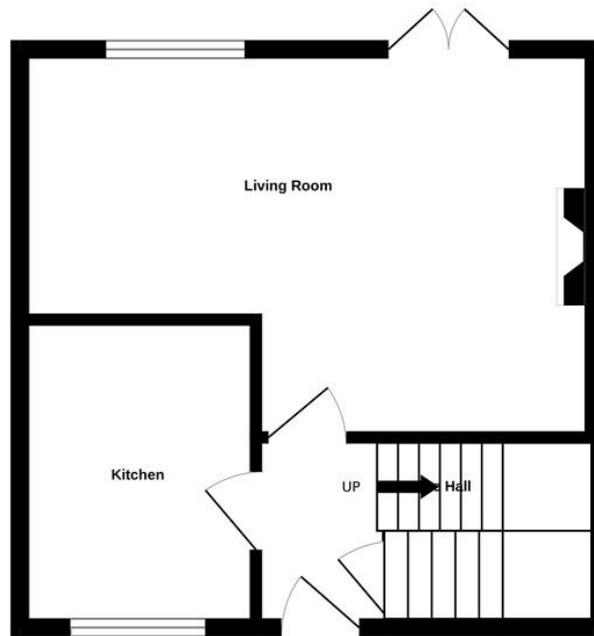
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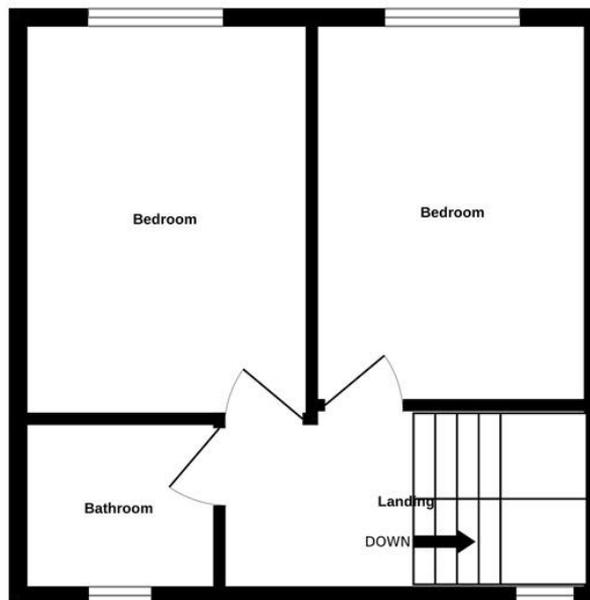
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GROUND FLOOR



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)

6 Whinfield Court SKIPTON BD23 2UY	Energy rating	Valid until: 4 March 2036
	<b>C</b>	Certificate number: 0253-3059-4207-8476-7204

Property type	Mid-terrace house
Total floor area	63 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	75 C	80 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.