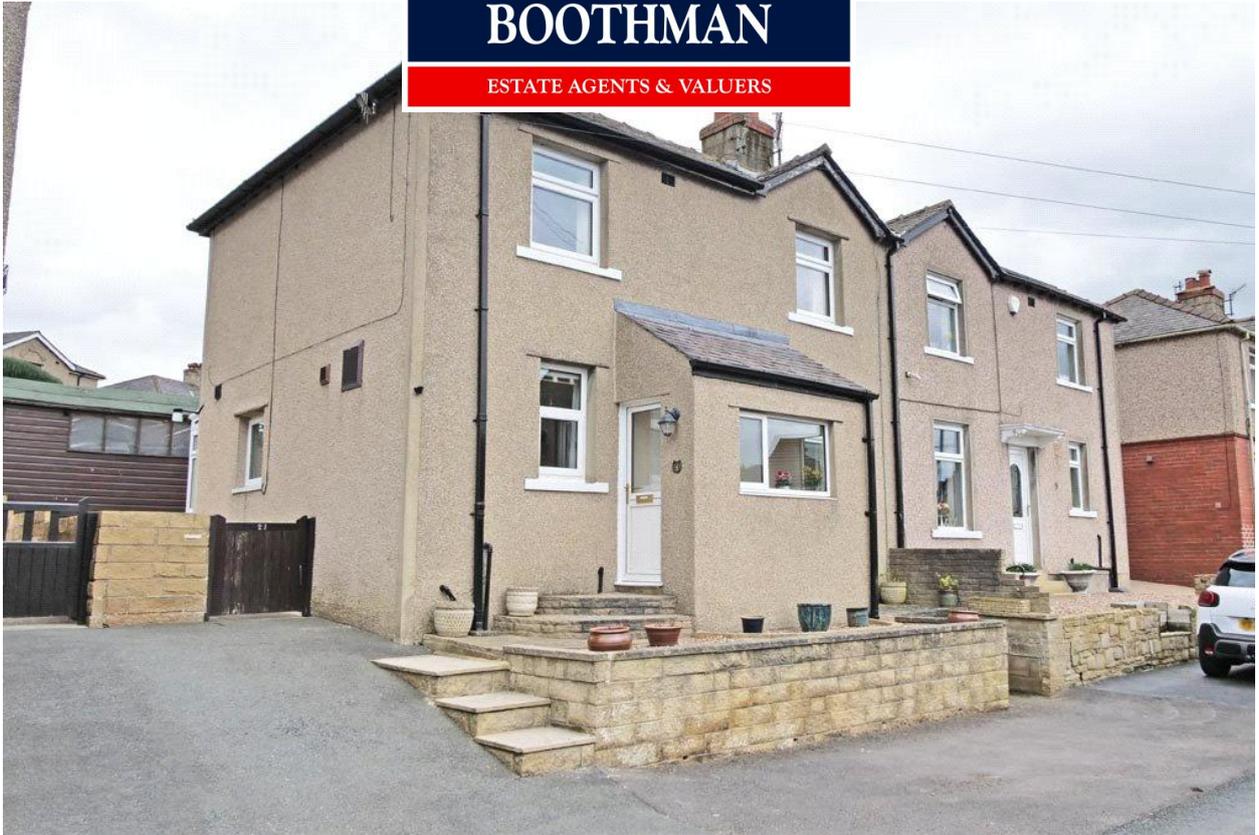


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



21 Burnside Avenue, Skipton BD23 2BP  
Asking Price: £249,950



+ 3



+ 1



- No Forward Chain
- Three Bed Semi Detached
- Private Parking Space
- Large Landscaped Garden
- Viewing Essential

This traditional three bedroomed semi-detached house stands in a generous garden including off road parking and is pleasantly situated in a small cul-de-sac within an extremely popular residential area just off Carleton Road whilst less than one mile away from Skipton town centre shops, amenities, and services.

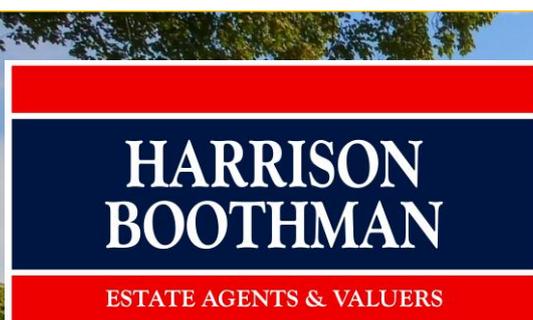


Including private parking together with UPVC sealed unit double glazing and gas central heating, this property is very strongly recommended for inspection, offering briefly:

An entrance porch, a dual aspect living room, a fitted dining kitchen with a range of wood fronted wall and base units, a downstairs w/c, and a rear porch. Whilst on the first floor a landing leads to three well planned bedrooms and a three-piece shower room with a large walk-in shower enclosure. To the front of the property is private parking and a raised pebbled garden. There is a generous rear landscaped garden providing an attractive feature including, a garden store, a potting shed and a timber garden 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' three 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 only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

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



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## GROUND FLOOR

### ENTRANCE PORCH

7'11" x 3'07" With UPVC sealed unit double glazed entrance door. Dual aspect UPVC sealed unit double glazing. UPVC sealed unit double glazed internal door through to:

### LIVING ROOM

17'05" (Maximum) x 13'04" With dual aspect UPVC sealed unit double glazing. Timber fireplace incorporating marble hearth and interior with coal effect gas fire. Two central heating radiator. Enclosed staircase leading to first floor.

### DINING KITCHEN

14'01" x 8'03" Well appointed wood fronted wall and base units incorporating granite effect worktop surfaces having tiled surrounds. One and half bowl stainless steel sink and drainer unit. Gas Rangemaster 55 with extractor over. Plumbing for an automatic washing machine. Dual aspect UPVC sealed unit double glazing. Central heating radiator. Tile effect flooring. Recessed ceiling spotlights.

### INNER HALL

With UPVC sealed unit double glazed internal door through to rear porch.

### DOWNSTAIRS W/C

With low suite w/c. Built in wall cupboard.

### REAR PORCH

10'10" x 4'11" With UPVC sealed unit double glazed entrance door. UPVC sealed unit double glazing overlooking the rear garden.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazing. Spindle balustrade.

### BEDROOM ONE

11'03" x 8'09" (Plus wardrobes) With UPVC sealed unit double glazing enjoying fine long-distance views. Central heating radiator. Range of built in wardrobes.

### BEDROOM TWO

11'01" x 10'10" With UPVC sealed unit double glazing enjoying fine long-distance views. Central heating radiator.

### BEDROOM THREE

8' x 7'11" With UPVC sealed unit double glazing. Central heating radiator.

## SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and walk in shower enclosure housing Mira electric shower. Built in airing cupboard housing hot water cylinder. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Ceramic wall tiles.

## OUTSIDE

### PRIVATE TARMAC PARKING

To the front of the property is a raised pebbled garden.

There is a generous landscaped rear garden providing an attractive feature including well stocked colourful flower beds, pond, lawn area, stone flagged patio providing pleasant sitting out areas enjoying fine long-distance views. Timber garden shed. Potting Shed. Garden store.

### 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.

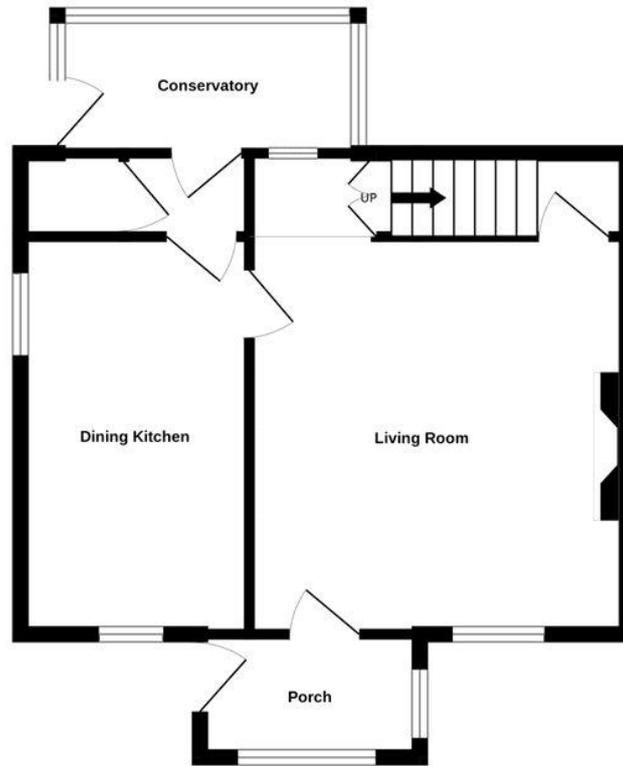
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

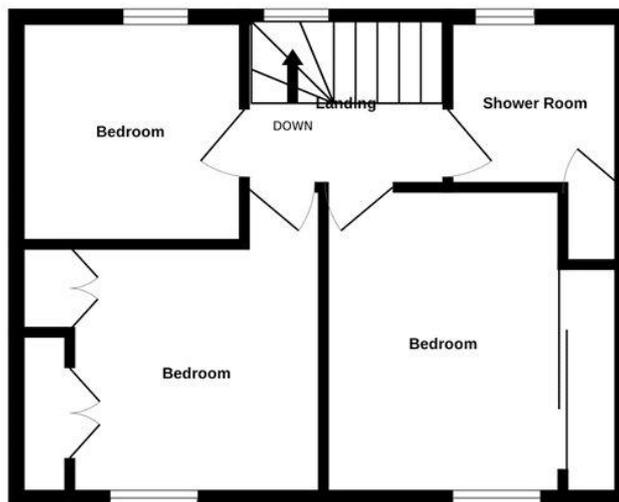




GROUND FLOOR



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)

21 Burnside Avenue  
SKIPTON  
BD23 2BP

Energy rating

**D**

Valid until: **12 March 2036**

Certificate number: **9172-3060-8207-2086-0200**

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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 C
55-68	<b>D</b>	62 D	
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.