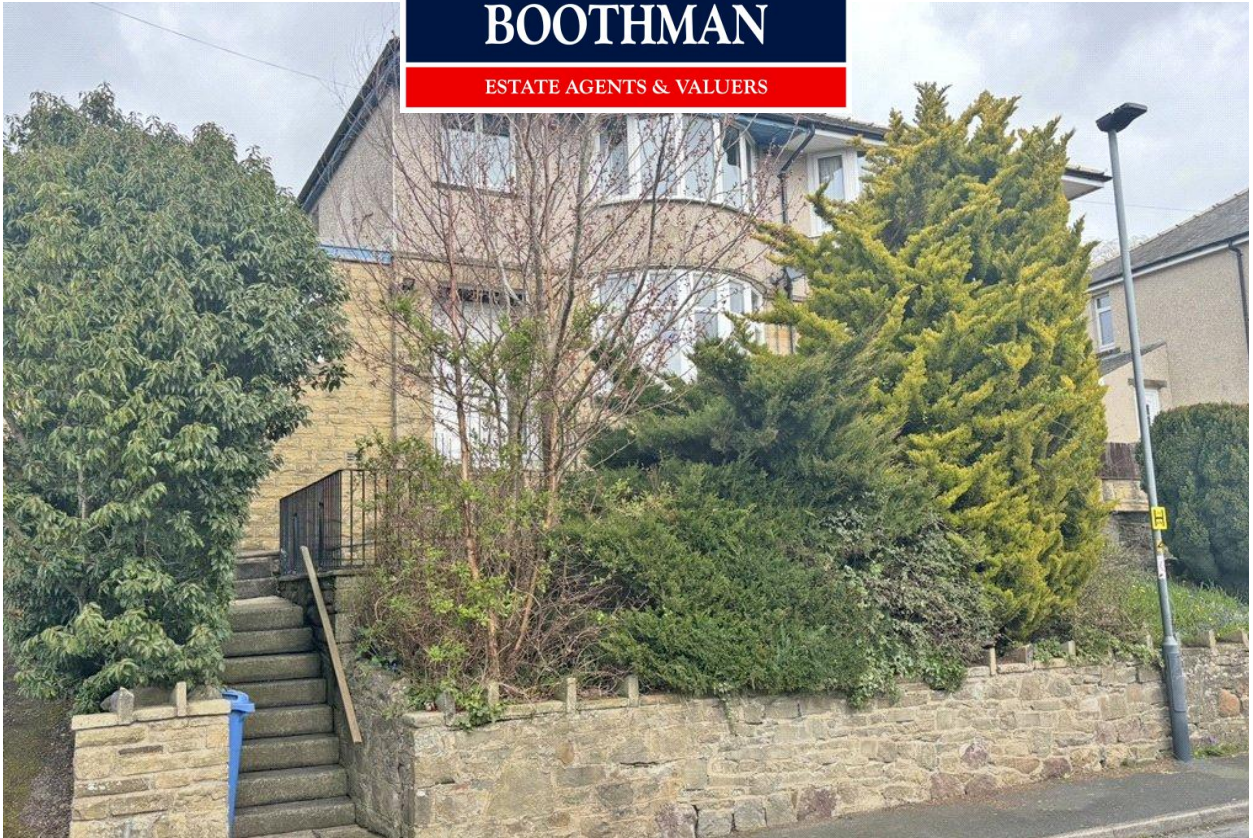


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



27 Regent Crescent, Skipton, North
Yorkshire BD23 1BG
Asking Price: £350,000



+ 4



+ 1



- Extended and versatile family home
- Four good sized bedrooms
- Beautifully appointed dining kitchen
- Spacious living accommodation
- Sought after location within

This imaginatively extended and individual four bedroomed family home has been subject to a comprehensive scheme of renovation over the years by the current vendors with high quality fixtures and fittings throughout whilst also benefitting from a beautiful tiered garden to the rear.



Including gas fired central heating and sealed unit UPVC double glazing, the property has to be seen to be fully appreciated and comprises briefly:

A covered open storm porch, an entrance hallway, a sitting room with a feature fireplace and bay windows, a beautifully appointed dining kitchen with contemporary fitted wall and base units and integrated appliances and a ground floor bedroom which offers a versatile space with potential for several uses. To the first floor there are three good sized bedrooms and a well-appointed house bathroom fitted with a modern three piece suite. Externally to the front of the property there is a large patio area which also offers potential to create private parking. To the rear there is a superb family garden which is mainly laid with turf and a stone paved patio with stunning long distance views.

The property is situated in an extremely popular locality within only a few minutes' walk of the High Street.

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' 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. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The



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towns 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 further detail:

GROUND FLOOR

COVERED OPEN STORM PORCH

ENTRANCE HALLWAY

Composite front entrance door. Sealed unit UPVC double glazed windows with feature stained glass. Central heating radiator. Useful understair storage cupboard.

SITTING ROOM

13'9" (into bay) x 11'8" with bay windows incorporating sealed unit UPVC double glazed windows with superb long distance views. Central heating radiator. Feature polished stone fireplace with a coal effect gas fire.

DINING KITCHEN

27'2" x 11'5" with sealed unit UPVC double glazed windows and matching double doors onto the rear garden. Oak effect herringbone flooring. Contemporary fitted wall and base units with contrasting granite worktops and tiled surrounds. Integrated wine fridge. Recess for a fridge/freezer. Belling ranger cooker with a stainless steel extractor canopy over. Composite one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Integrated dishwasher. Plumbing for a washing machine. Recess for dryer. Recessed low voltage ceiling spotlights. Inset fireplace with a cast iron multi-fuel stove with a stone hearth. Alcove base cupboards.

BEDROOM FOUR/STUDY

10'9" x 8'2" with a sealed unit UPVC double glazed window. Central heating radiator.

FIRST FLOOR

LANDING

Balustrade. Sealed unit UPVC double glazed window.

DOUBLE BEDROOM

13'9" (into bay) x 11'8" with bay windows incorporating sealed unit UPVC double glazed windows with superb long distance views. Central heating radiator. Loft access.

DOUBLE BEDROOM

11'8" x 11'3" with a sealed unit UPVC double glazed window. Central heating radiator.

BEDROOM

7'11" x 6'4" with a sealed unit UPVC double glazed window with stunning views over to Skipton moor. Central heating radiator.

HOUSE BATHROOM

Partial wall tiling. Sealed unit UPVC double glazed window. Vanity wash basin with storage underneath. Low suite w/c. Chrome heated towel rail. Panelled bath with a chrome thermostatic shower over.

OUTSIDE

To the front of the property there is a large patio area which also offers potential to create private parking. To the rear there is a superb family garden which is mainly laid with turf and a stone paved patio with stunning long distance views. There is a further section of garden belonging to the property which is currently overgrown but could be developed to create further garden to suit a buyer's needs.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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.

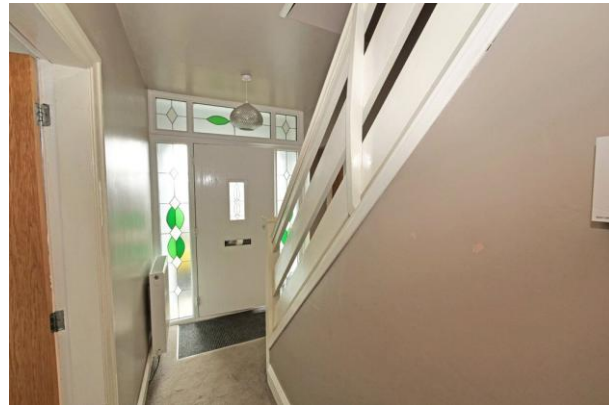
Tel: Skipton 799993

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.

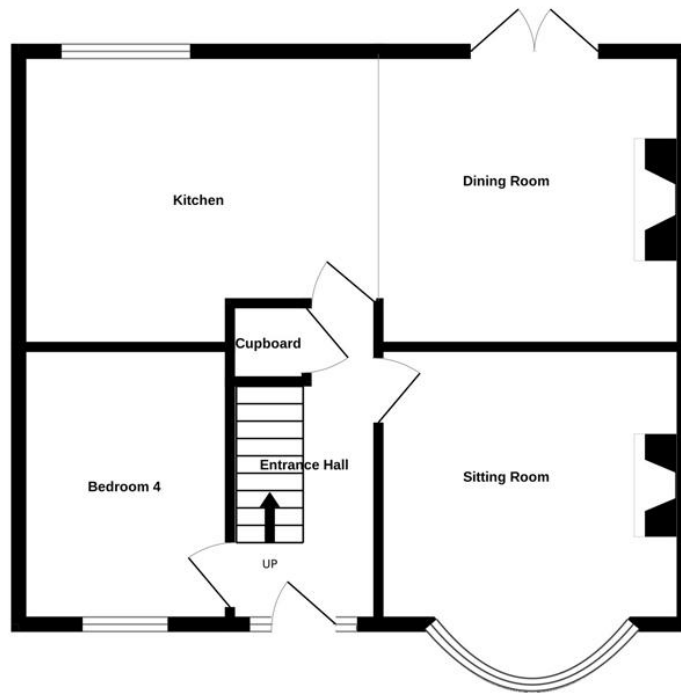
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

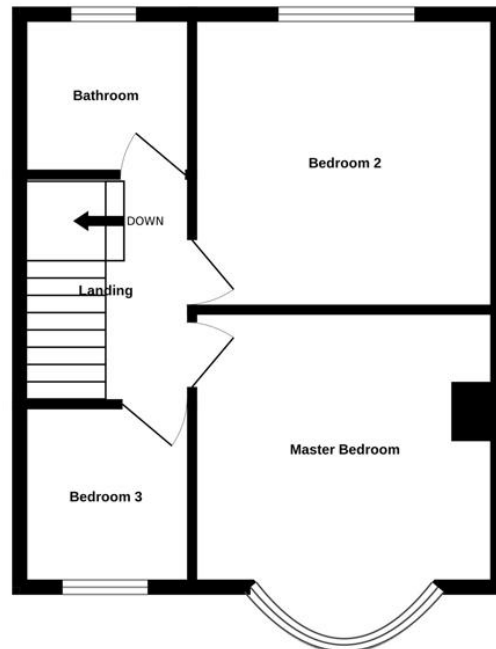




GROUND FLOOR



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)

27 Regent Crescent
SKIPTON
BD23 1BG

Energy rating

D

Valid until: **9 November 2032**

Certificate number: **9132-5929-8209-0350-1292**

Property type: Semi-detached house

Total floor area: 97 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.