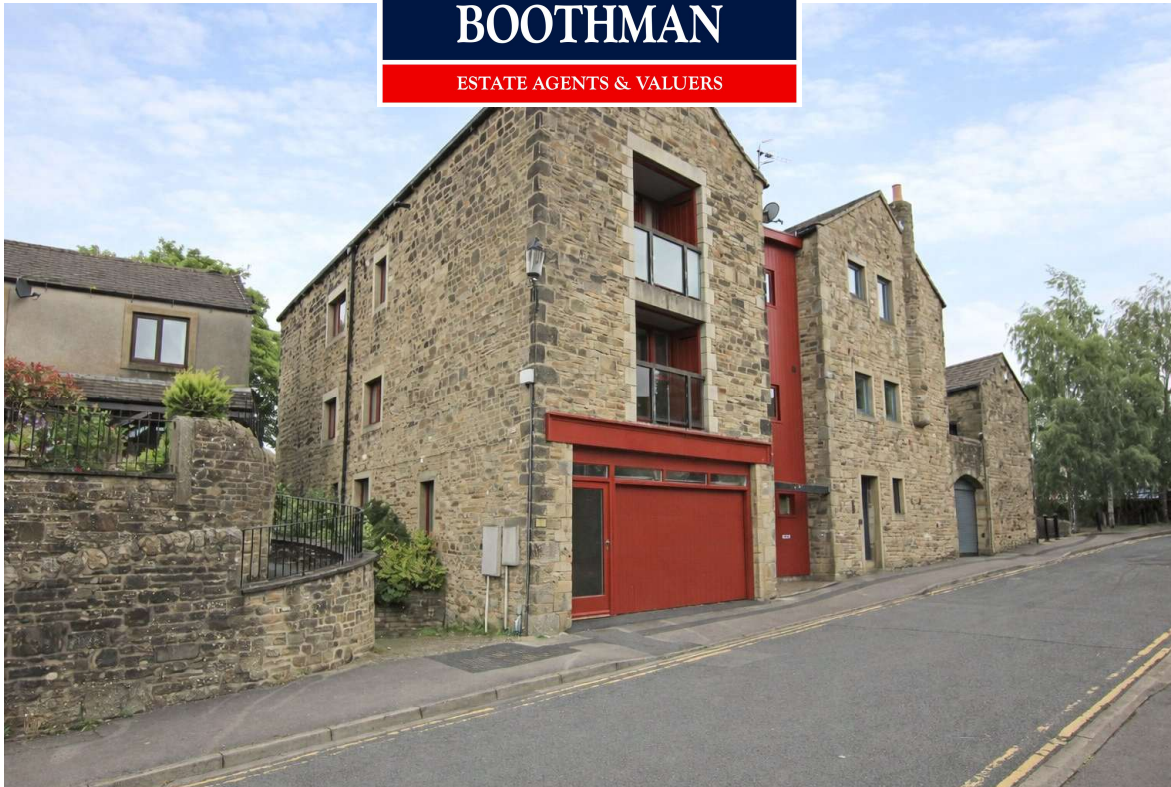


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Counting House, 3 Belmont Wharf,
Skipton, BD23 1RR



+ 4 + 2

Asking Price: £595,000



- 'Chain Free' Sale !
- Double GARAGE / WORKSHOP.
- Incredibly convenient Town Centre location.
- Fully functioning Elevator to all three floors.
- Very Spacious and Versatile

Very conveniently standing in the heart of Skipton's town centre all whilst being nicely tucked away from the everyday hustle and bustle, this substantially large stone built individual semi-detached town-house provides unusually spacious living accommodation throughout, enviable and unique views over the Leeds/Liverpool canal, and an incredibly well proportioned double garage/workshop with an extensive range of light and power facilities. With all of the market's shops, amenities, and services within easy walking distance.



Imaginatively planned over three floors with the advantages of fully functioning elevator access and the aforementioned sizable double garage on the ground floor, the superbly appointed prestigious residence includes mains gas central heating, hardwood sealed unit double glazing, and quality fittings and fixtures.

Most certainly providing a very exciting one off opportunity, this exceptional individual home is strongly recommended indeed for internal inspection. Comprising briefly:

A reception hall with downstairs WC. Elevator access to all three floors. A very generously proportioned double garage/workshop with a remote controlled sectional garage door and pedestrian door. The first floor provides a landing with elevator access. A spacious open plan living/dining/kitchen with sun terrace balcony. A bedroom with bespoke furniture and a shower room en-suite. Whilst on the second floor there is a landing with elevator access. Hallway with clothes cupboard. Two additional double bedrooms and a sitting room/bedroom four. "Jack and Jill" house bathroom with separate bath and shower enclosure. The property offers enviable views over the Leeds/Liverpool canal where it meets the Spring branch in Skipton.

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

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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.

Houses of this size and calibre, in one of Skipton's most popular and convenient locations, are not commonly available to the open market. A private tour is strongly advised to fully appreciate this rare and exciting opportunity.

The Counting House is described in further detail below:

GROUND FLOOR

RECEPTION HALL

Traditional double glazed entrance door. Small hardwood double glazed window. Door mat well. Recessed ceiling spotlights. Staircase leading up to the first floor. Downstairs WC underneath the staircase with a two piece white suite. Central heating radiator. Elevator access to all three floors. Door leading to:

SUBSTANTIAL DOUBLE GARAGE / WORKSHOP

52'7 X 26'6 (Both Maximum) Remotely controlled sectional garage door. Top lights. Hardwood double glazed pedestrian door. Fluorescent lights strips. Three hardwood double glazed window incorporating privacy glass. Central heating radiator. Sky light. Numerous power points.

FIRST FLOOR

LANDING

Spindled balustrade. Additional open staircase leading up to the second floor accommodation. Elevator access to all three floors. Central heating radiator. Fitted carpets.

OPEN PLAN LIVING / DINING / KITCHEN

29'7 X 17'7 AND 8'9 X 8'5 (KITCHEN) Fluorescent lights strips. Two hardwood double glazed windows. Two central heating radiators. Compact open plan kitchen equipped with handmade and painted cupboard and drawer units. With contrasting laminated worktop surfaces. Stainless steel sink with matching drainer. Vinyl flooring. Step up to a sun terrace with glass banister and ceramic tiling. Hardwood double glazed windows and door.

BEDROOM ONE

20'7 X 17'2 Ceiling coving. Two central heating radiators. Wall lights. Built-in bevelled wardrobes and free standing furniture including drawers and dressing table. Hardwood double glazed window. Hardwood double glazed window. Hardwood double glazed door leading out onto private balcony with glass banister and ceramic tiling. Outstanding unique views over the Leeds / Liverpool canal where it meets the Springs

branch in the centre of Skipton. Another hardwood predominantly glazed door leads out onto a small section of the garage flat roof.

EN SUITE SHOWER ROOM

Three piece suite comprising low suite WC, a hand washbasin above a vanity cabinet, and a large shower enclosure with thermostatic shower over. Hardwood double glazed window incorporating privacy glass. Wall panelling. Central heating radiator. Laminated flooring.

SECOND FLOOR

LANDING

Spindled balustrade. Additional open staircase leading up to the second floor accommodation. Elevator access to all three floors. Central heating radiator. Large sky light providing plenty of natural light. Fitted carpets.

HALLWAY

Sky light. Cloaks cupboard. Central heating radiator. Loft hatch access.

SITTING ROOM / BEDROOM FOUR

26'3 X 17'7 Ceiling coving. Recessed ceiling spotlights. Two hardwood double glazed windows. Two central heating radiators. TV point. Pebble effect electric fireplace set above a ceramic tiled hearth with matching surround. Bespoke display cabinets and drawers.

DINING KITCHEN

12'1 X 11'3 Appointed with a range of fitted base and wall beechwood style cupboard and drawer units having contrasting laminated worktop surfaces. Stainless steel sink with matching drainer. Built-in Zanussi oven. Concealed extractor fan. Plumbing for an automatic washing machine. Central heating radiator. Hardwood double glazed windows.

BEDROOM TWO

13'3 X 11'2 Ceiling coving. Central heating radiator. Wall lights. Built-in bevelled wardrobes and free standing furniture including drawers and dressing table. Hardwood double glazed door leading out onto private balcony with glass banister and ceramic tiling. Fantastic views towards surrounding countryside in the distance.

BEDROOM THREE

12'6 X 8'10 Another double bedroom with hardwood double glazed window. Wall light. Central heating radiator. Deep built-in wardrobe. Fitted carpets.

HOUSE BATHROOM

With "Jack & Jill" access from Hallway and Bedroom Two. A large bathroom suite comprising low suite WC, a hand washbasin, a panelled bath, and a separate shower enclosure. Ceramic wall tiling. Useful store cupboards. Extractor fan. Recessed lighting.

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

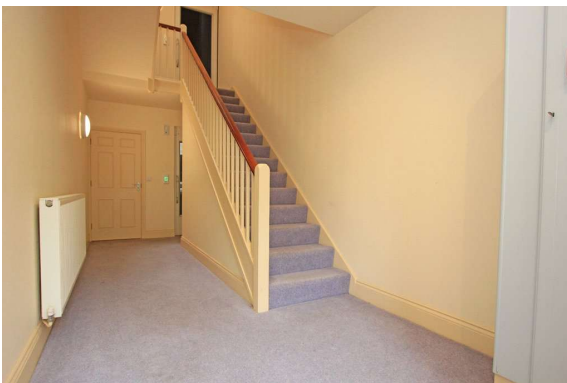
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

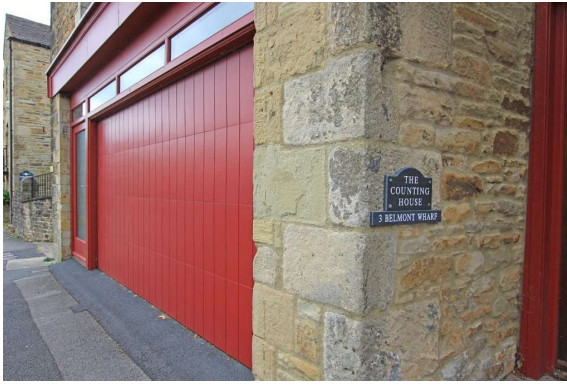
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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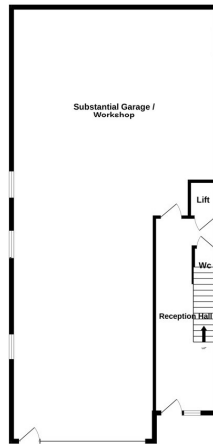
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



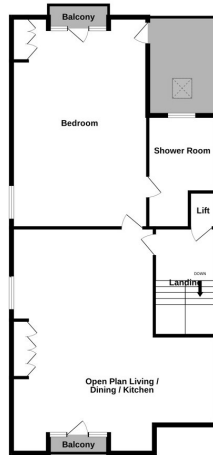




GROUND FLOOR



1ST FLOOR



2ND 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 Belmont Wharf SKIPTON BD23 1RR	Energy rating	Valid until: 21 June 2036
	C	Certificate number: 2536-8726-2600-0778-3296

Property type	Semi-detached house
Total floor area	361 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	73 C	75 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.