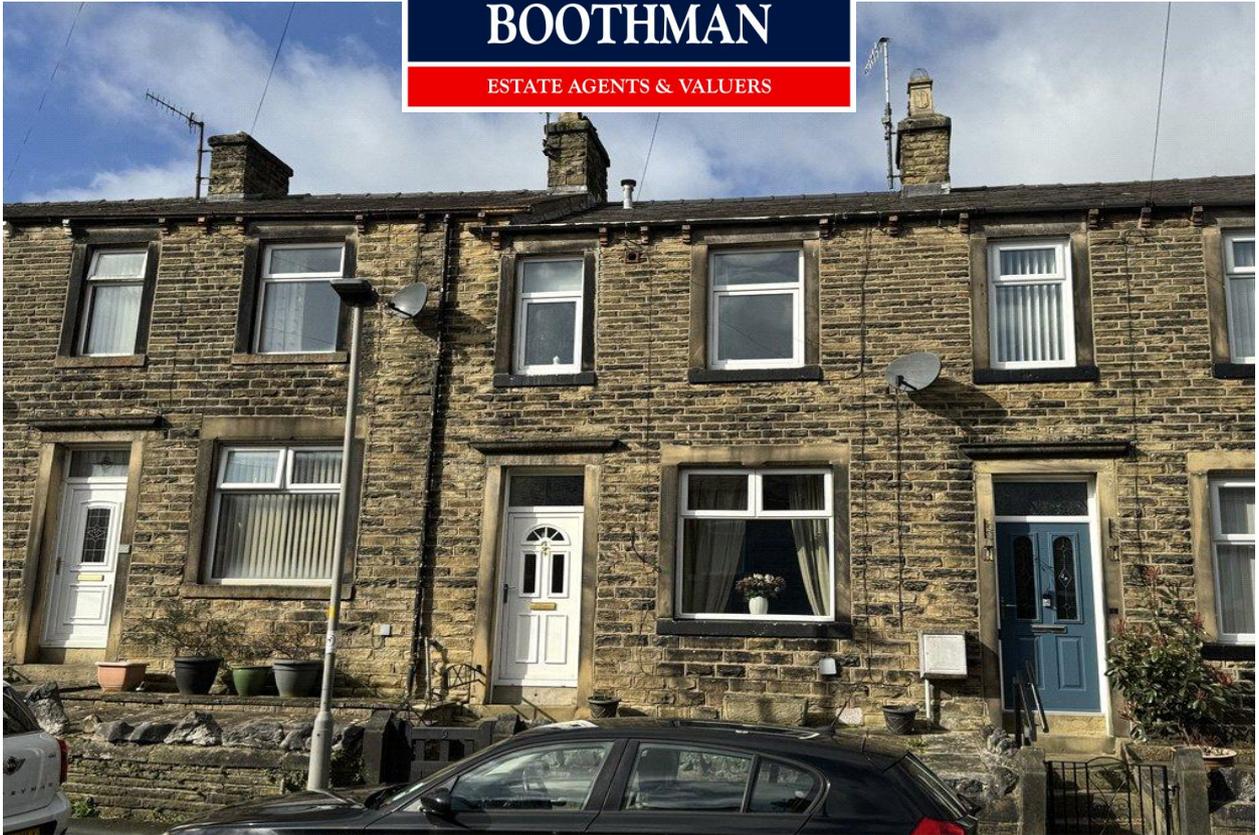


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Nelson Street, Skipton BD23 2DT  
Asking Price: £189,000



+ 2



+ 1



- Very popular Address / Location
- Close to Town Centre
- Dining Kitchen and separate Utility Room
- Bath and Shower facilities
- Chain Free !

A well presented two bedroomed traditional stone terraced house, standing in a slightly elevated position centrally located within walking distance of Skipton's town centre amenities nearby. 9 Nelson Street benefits from having no onward chain, having served as a successful rental property over the past twelve plus years.



Those discerning purchasers looking for the perfect starter home for a young family will benefit from being located close to a reputable primary school just a few dozen yards away. Offering mains gas central heating as well as UPVC sealed unit double glazing throughout, the property very briefly comprises:

Stone steps ascend up to an entrance hallway. Front sitting room. Superb dining kitchen with built-in appliances, providing access to a large utility room. On the first floor are well planned bedrooms. Landing with separate WC. A house bathroom with a three piece white suite including panelled bath and a shower enclosure. Outside on the front elevation is a raised patio area. The rear elevation provides an enclosed stone flagged yard with an adjoining out-building.

The incredibly 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.



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



Internal inspection is strongly recommended, 9 Nelson Street is described in further detail:

## GROUND FLOOR

### ENTRANCE HALLWAY

With UPVC sealed unit double glazed front entrance door. Mat-well. Staircase off to the first floor.

### LIVING ROOM

11'1 X 10'8 With Ceiling coving. UPVC sealed unit double glazing. Polished wood feature fireplace. Built-in alcove base cupboard providing display surface. The living room has glazed double doors through to the:

### DINING KITCHEN

13'2 X 11'6 Well appointed with a range of base and wall cupboard and drawer units in a cream finish. Having complimentary laminated worktop surfaces. Stainless steel sink with matching drainer. Built-in Indesit oven. Four ring ceramic hob. Complimentary ceramic wall tiles. UPVC sealed unit double glazed window. UPVC rear entrance door. Yorkshire stone flagged flooring.

### UTILITY ROOM

UPVC sealed unit double glazing. Cupboards and laminated worktop surface. Stainless steel sink with matching drainer. Plumbing and space for an automatic washing machine.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazing. Balustrade.

### BEDROOM ONE

11'5" x 9'3" UPVC sealed unit double glazed window. Central heating radiator.

### BEDROOM TWO

12'3" x 8' UPVC sealed unit double glazed window. Central heating radiator.

### BATHROOM

Providing a three piece white suite comprising pedestal hand wash basin, panelled bath, large shower enclosure equipped with thermostatic shower. Recessed ceiling spotlights. Ceramic wall and floor tiling. UPVC sealed unit double glazed window incorporating privacy glass.

### SEPARATE WC

Accessible from the landing. With low suite WC.

### OUTSIDE

There is a raised flagged front garden.

Enclosed concreted rear yard including an adjoining out-building/store place.

#### 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.

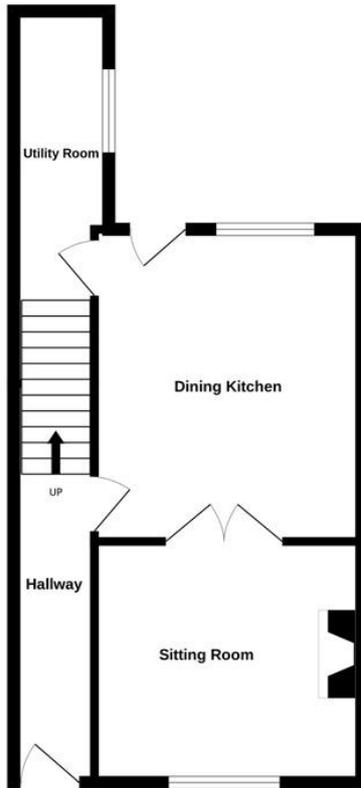
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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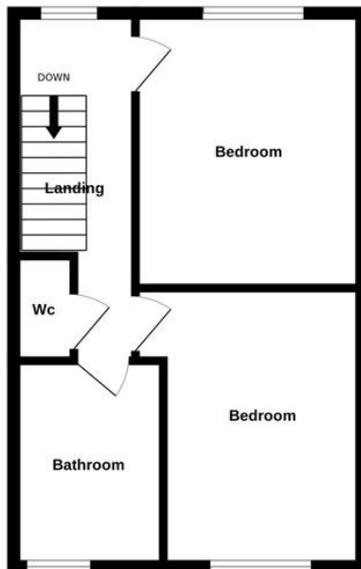
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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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Any prospective purchaser should satisfy themselves by inspection of the property.