

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



13 Brook Street, Skipton BD23 1PP
Asking Price: £210,000



+ 2



+ 1



- NO ONWARD CHAIN
- Stone built cottage
- Central location within Skipton
- Two good sized bedrooms
- Versatile cellar space
- Potential for further cosmetic modernisation

A fantastic opportunity to purchase this individual two bedroomed stone cottage which is superbly situated on the level in a very popular residential area just off Gargrave Road only a few minutes walking distance away from Skipton town centre shops, amenities and services whilst Aireville Park, the railway station, excellent primary and secondary schooling are also nearby.



Now in need of some cosmetic modernisation whilst being immaculately kept throughout, the cottage certainly provides an attractive opportunity to purchasers looking for a deceptively spacious cottage in this central location.

Planned on three floors including gas central heating and UPVC sealed unit double glazing, the property comprises very briefly:

A sitting room with a wall mounted electric fire, a kitchen with fitted wall and base units and integrated appliances whilst to the lower ground floor there is a large cellar space which currently has two rooms, one of which is a versatile space whilst the other room could be used as a utility room with plumbing for a washing machine. To the first floor there are two good sized bedrooms and the shower room. Externally to the rear of the property there is a shared paved courtyard between three properties including 13 Brook 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' 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



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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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly providing a unique opportunity and with significant further potential, the property comprises in more detail:

GROUND FLOOR

SITTING ROOM

14'2" x 11'11" with sealed unit UPVC double glazed windows and a matching front entrance door. Central heating radiator. Arched alcoves. Wall mounted log effect electric fire.

KITCHEN

12'5" x 9'7" with a sealed unit UPVC double glazed window with views over to Skipton Moor and a matching rear entrance door. Fitted wall and base units with oak effect worktops and tiled surrounds. Indesit four ring gas hob with a concealed extractor over. Electrolux tall oven. Plumbing for a washing machine. Extractor fan.

LOWER GROUND FLOOR

UTILITY ROOM

11'2" x 8'5" with a sealed unit UPVC double glazed window. Central heating radiator. Wall mounted Baxi gas fired combination boiler. Plumbing for a washing machine. Useful storage space under the stairs.

FURTHER BASEMENT ROOM

12'2" x 10'5" offering a versatile space with power and lighting.

FIRST FLOOR

MASTER BEDROOM

12'10" x 12'6" with sealed unit UPVC double glazed windows. Fitted wardrobing. Central heating radiator.

BEDROOM TWO

11'2" x 6'2" with a sealed unit UPVC double glazed window with superb long distance views. Central heating radiator.

SHOWER ROOM

Low suite w/c. Pedestal wash basin. Walk in shower cubicle with chrome thermostatic shower. Partial wall tiling and full floor tiling. Extractor fan. Central heating radiator.

OUTSIDE

To the rear of the property there is a shared paved courtyard between three properties including 13 Brook Street.

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.

Ref: JT27032026

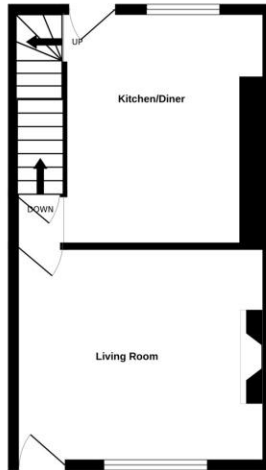
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

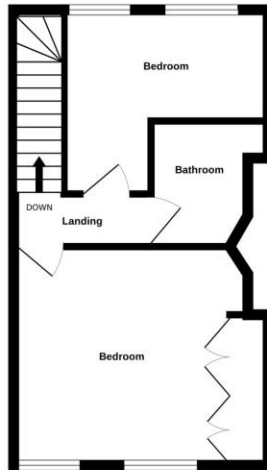
Any prospective purchaser should satisfy themselves by inspection of the property.



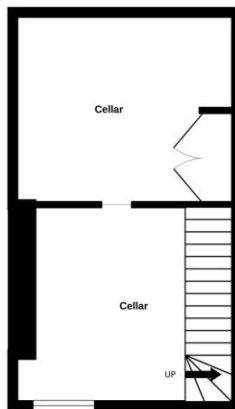
GROUND FLOOR



1ST FLOOR



BASEMENT



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)

13 BROOK STREET SKIPTON BD23 1PP	Energy rating	Valid until: 22 June 2031
	C	Certificate number: 9700-5378-0722-7023-3693

Property type	Mid-terrace house
Total floor area	99 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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

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