

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Brook Street, Skipton BD23 1PP
Asking Price: £299,950



+ 2



+ 1



- Superbly renovated in recent years.
- Easy walk to / from Town Centre.
- High Quality fittings and fixtures.
- Useful Basement for a variety of purposes.

This truly outstanding stone built late Victorian, garden fronted terraced home has been beautifully and sympathetically renovated to an exceptionally high standard in recent years, including two spacious double bedrooms, a luxurious house shower room, a delightful sitting room and a pleasant enclosed yard at the rear.



Enjoying a very convenient location in the highly sought after Gargrave Road area of Skipton within easy walking distance of all town centre amenities including the well respected local schools, this significantly updated period home will certainly appeal to a wide range of potential purchasers, including those searching for a ready to occupy character home within such close proximity of Skipton town centre.

The property is summarised briefly: Reception hallway. Sitting room with attractive bay window. Spacious Dining kitchen. Upstairs there are two well proportioned double bedrooms. A landing with hatch and pull down ladder access to a fully boarded loft. Luxurious house shower room fitted with Victorian era style suite and wall tiling. The house also benefits from an accessible basement, offering versatile space for storage solutions or gym etc.

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 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.



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Certainly having much to commend it, an internal inspection of this very appealing period property is highly recommended. Described in further detail:

GROUND FLOOR

RECEPTION HALL

With quality composite frosted sealed unit double glazed front entrance door incorporating matching light over. Stylish dark wood parquet style Amtico flooring. Stairs leading off to the first floor with spindled balustrade. Dado rails. Ornate Victorian style radiator. Attractive stained glass doors leading to the living room and kitchen.

FRONT LIVING ROOM

14'10" x 11'8" (both maximum) With attractive period style fireplace incorporating slate hearth and decorative tiled interior. Decorative ceiling coving and rose. Picture rails. UPVC sealed unit double glazed sash window to the bay enjoying an open aspect towards the moors. Ornate Victorian style radiator. Arched alcoves. Stylish dark wood parquet Amtico flooring. Wall light point.

DINING KITCHEN

16'4" x 12'11" (both maximum) With Rangemaster professional Deluxe electric range cooker incorporating a five ring induction hob. Substantial stainless steel extractor canopy over incorporating a matching splash-back. Stainless steel sink and drainer unit alongside a bespoke 'Vogue' stainless steel chef style worktop incorporating concealed storage and open shelving. Matching wall cupboard to the alcove. Complementary oak worktop surface to the left hand alcove together with shelving. Recessed ceiling spotlights. Extensive three quarter height Metro pattern wall tiling in a traditional style. Exposed brick effect feature wall. Free standing antique butler's pantry (negotiable). Free standing oak island with granite worktop surface (negotiable). UPVC sealed unit double glazed sash windows to the rear incorporating oak sills and surround. Quality UPVC sealed unit double glazed composite stable style rear entrance door with matching light over. Further oak shelving to the remaining alcove. Ornate Victorian style radiator. Oak brace and ledge door leading to the steps down to the basement.

BASEMENT LEVEL

BASEMENT/CELLAR

14'4" x 10'6" (both max - to the main area) With UPVC sealed unit double glazed sub floor window. Original rang set into the chimney breast. Stone flagged flooring. Original stone sink. Plumbing for an automatic washing machine set into a worktop with space for a stacked dryer above. Light and power. Central heating radiator.

FURTHER STORE ROOM

5'5" x 3'6" With single glazed window together with a fitted light.

FIRST FLOOR

LANDING

With loft hatch incorporating a drop down ladder leading to a part boarded loft storage void with fitted light.

BEDROOM ONE

17'6" x 12' (both maximum) With two UPVC sealed unit double glazed sash windows commanding superb long distance open views towards the moors above Skipton beyond. Picture rails. Two decorative Victorian style radiators. Feature circular stained glass window providing natural light over the stairs.

BEDROOM TWO

12'10" x 10'3" (both maximum) With UPVC sealed unit double glazed window. Ornate Victorian style radiator. Picture rails. Free standing antique wardrobe (negotiable).

IMPRESSIVE RE-FITTED SHOWER ROOM

Equipped with a fabulous traditional suite together with period style tiling providing a particularly impressive feature. Traditional Burlington high level cistern WC together with matching Burlington traditional pedestal hand wash basin. Large walk-in shower incorporating a superb Burlington Victorian style mixer shower equipped with hose and drench head fitting. Impressive full height wall and floor tiling in a period style. UPVC sealed unit double glazed sash window. Ornate Victorian style central heating radiator. Shaver point. Concealed wall mounted Worcester gas central heating boiler together with fitted cupboards below. Extractor fan.

OUTSIDE

To the front there is a colourful fore garden incorporating a range of colourful shrubs and a climbing rose. Traditional stone boundary wall and steps leading up to the front entrance door.

To the rear the property benefits from a delightful enclosed paved yard enclosed by substantial boundary walling together with timber garden gate leading to the cobbled back street beyond. timber trellising providing a degree of privacy. External lighting. External cold water tap.

COUNCIL TAX BAND

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

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: MG020426

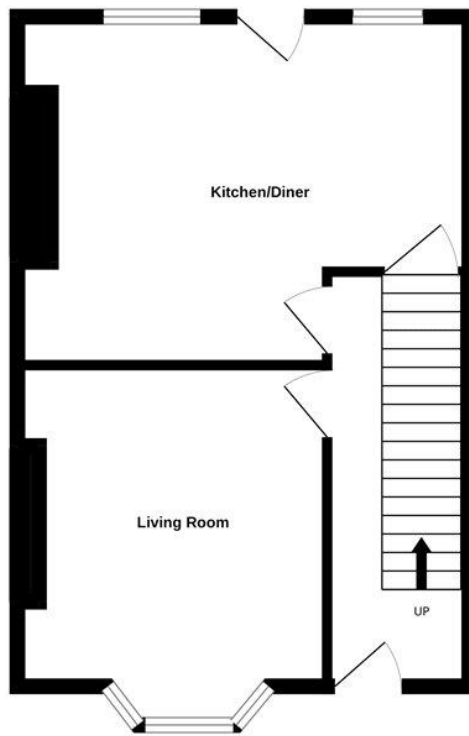
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



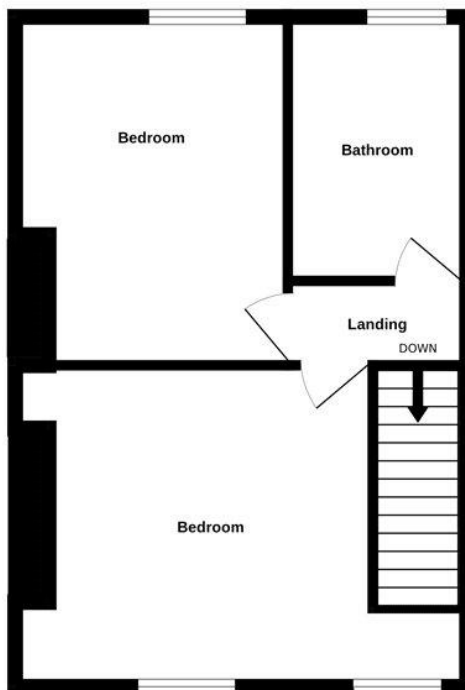




GROUND FLOOR



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)

| | | |
|--|---------------|--|
| 4, Brook Street SKIPTON BD23 1PP | Energy rating | Valid until: 10 April 2035 |
| | C | Certificate number: 0340-2004-1440-2805-2805 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 86 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 | | 87 B |
| 69-80 | C | 76 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.