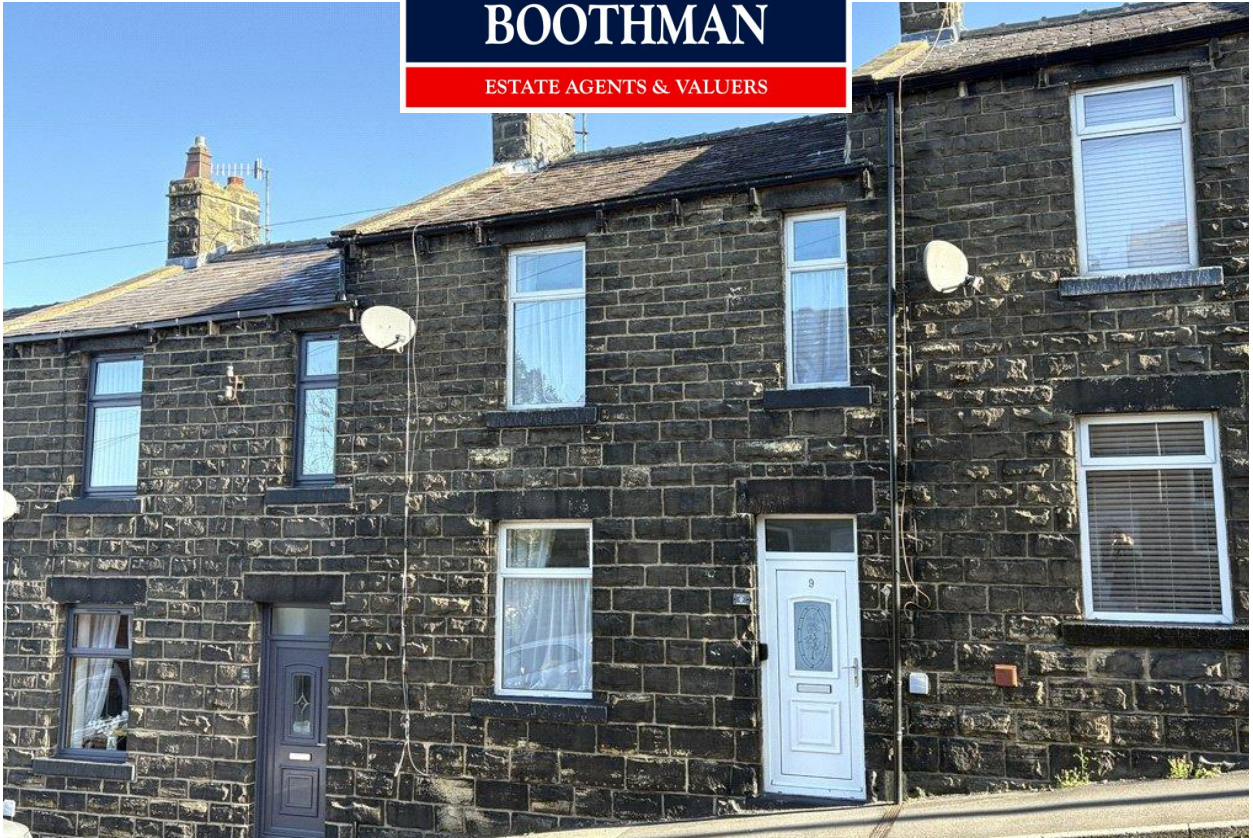


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Castle Street, Skipton BD23 2DH
Asking Price: £209,950



+ 3



+ 1



- No Forward Chain
- Three Bedrooms
- Enclosed Rear Yard
- Street Parking
- Successful Holiday Let

This well-equipped, attractively improved and extended individual three bedroomed stone terraced house is very conveniently situated in a popular residential area only minutes walking distance away from Skipton town centre shops, amenities, and services nearby.

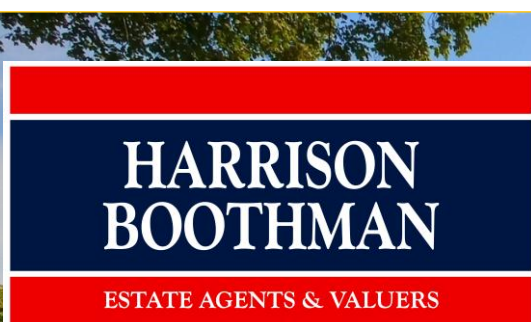


Presently run as a thriving holiday let, the property achieves excellent occupancy levels and consistent returns, including gas central heating, UPVC sealed unit double glazing, quality fittings, and fixtures, this very appealing property is strongly recommended indeed for inspection, comprising briefly:

A living room, a stylish fitted dining kitchen with built-in appliances, a rear entrance hall/study area, a utility room, and a cloaks/WC whilst on the first floor are three bedrooms and a bathroom with a white suite including a shower to the bath. There is an enclosed rear yard which provides a pleasant sitting out area.

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 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.

With much to commend it, this very conveniently situated three bedroomed home comprises in further detail:



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GROUND FLOOR

LIVING ROOM

17'1" x 10' with a UPVC front entrance door including sealed unit double glazing. Central heating radiator. Laminate light oak style flooring. UPVC sealed unit double glazing. Contemporary electric log effect stove set on stone hearth with oak lintel above. Arched side alcoves including a built-in base cupboard which also provides a display surface. Twin partly glazed and multi-paned access doors through to the:

FITTED DINING KITCHEN

12'8" x 12' well equipped with an extensive range of contemporary base and wall units in cream fronted shaker style providing contrasting beech block effect worktop surfaces having distinctive tiled surrounds. One and a half bowl stainless steel sink and drainer. Built-in Lamona stainless steel finish oven with a four-ring induction hob and an extractor hood above in a chimney style stainless steel finish canopy. Integrated fridge. Laminate light oak style flooring. UPVC sealed unit double glazing. Central heating radiator. Recessed low voltage ceiling spotlights. Deep built-in store place under stairs.

REAR ENTRANCE HALL/STUDY AREA

6'3" x 6'2" with UPVC sealed unit double glazing and a matching external door to the enclosed rear yard. Laminate light oak style flooring. Central heating radiator. Recessed low voltage ceiling spotlights.

UTILITY ROOM

With electricity sockets, recessed low voltage ceiling spotlights, UPVC sealed unit double glazing. Built in cupboard housing plumbing for an automatic washing machine and a wall mounted Baxi gas combination central heating boiler.

CLOAKS/WC

With a two-piece white suite comprising a low suite WC and a hand wash basin. Central heating radiator. Extractor fan. Recessed low voltage ceiling spotlight.

FIRST FLOOR

LANDING

With spindled balustrades. Central heating radiator. UPVC sealed unit double glazing providing fine long-distance views at the rear beyond central Skipton towards Park Hill, Crookrise and Embsay Crag.

BEDROOM ONE

10'8" x 10' (plus recess) with UPVC sealed unit double glazing and a central heating radiator.

BEDROOM TWO

11'2" x 6'4" with UPVC sealed unit double glazing providing superb long-distance views at the rear beyond central Skipton towards Park Hill, Crookrise and Embsay Crag. Central heating radiator.

BEDROOM THREE

10'9" (maximum into recess) x 6'8" with UPVC sealed unit double glazing and a central heating radiator.

BATHROOM

With a three-piece white suite comprising a panelled bath having a screen and a thermostatic shower together with a hand wash basin set on vanity cabinet and a low suite WC. Contrasting partial wall tiling which is full height around the bath. Ladder central heating radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

OUTSIDE

There is an enclosed stone flagged rear yard which provides a pleasant sitting out area. Outside tap.

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.

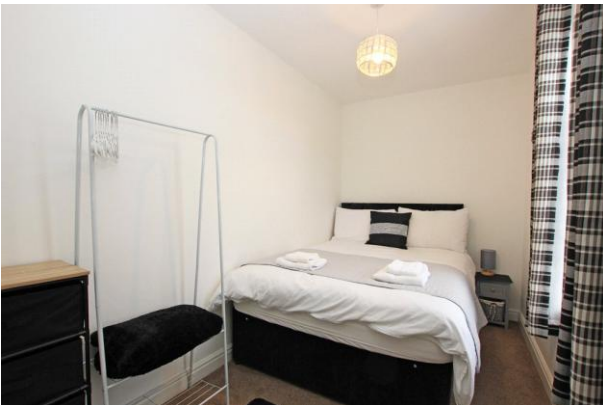
Tel: Skipton 799993

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.

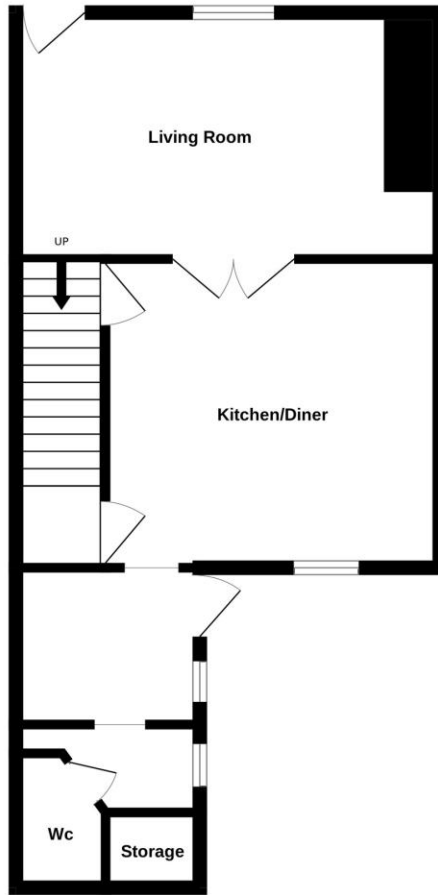
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

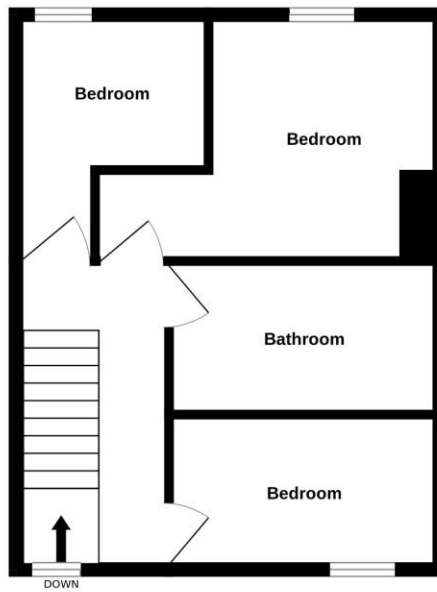




GROUND FLOOR



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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Energy performance certificate (EPC)

9 Castle Street SKIPTON BD23 2DH	Energy rating	Valid until: 18 October 2031
	D	Certificate number: 2739-7620-0109-0521-0292

Property type	Mid-terrace house
Total floor area	81 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.