

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Close House Road, Skipton BD23
6DN
Asking Price: £649,950



+ 5



+ 4



- Five Bedroom Family-Sized home
- Three En-Suites and House Bathroom
- Generous Private Parking
- Wonderful Views / Aspects
- High Quality Accommodation

Proudly standing in a peaceful and exclusive cul-de-sac setting just off Harrogate Road and within comfortable walking distance of Skipton's bustling high street and town centre amenities, this truly exceptional five bedroomed, three en-suite detached residence provides an exciting opportunity for growing families or those seeking a spacious, high specification, and energy-efficient property in this highly sought-after location.



Providing any lucky new owners well-planned, flexible accommodation with dual zone gas central heating, UPVC sealed unit double glazing throughout, and low running costs, this stylish and easy-to-manage home is one of the largest house types located within this successful contemporary development constructed by Miller Homes Ltd., benefitting from the remainder of a Ten Year NEW HOMES WARRANTY. This beautifully presented detached home stands within a particularly generous level plot offering double-width private driveway parking, a delightful 'child friendly' enclosed landscaped rear garden and a converted garage providing additional ground floor living space and storage space suitable for a variety of purposes.

The property is briefly summarised:

Reception hall. Living room with bay window. High quality living/dining kitchen having a full range of built-in appliances. Utility room and a downstairs WC. On the first floor there are five well planned bedrooms. Three of the large sized bedrooms are accompanied by luxurious en-suite shower rooms. Landing. House bathroom with a three piece white suite. Outside there is a garden frontage and a generous private driveway. The enclosed rear garden includes established lawn and flowerbeds, and very pleasant sitting out areas.

'Cornerfields' is situated just off Harrogate Road and is only an approximately 10 minutes walking distance away from Skipton's town centre whilst offering easy road access out of the town in all directions to the North. This well positioned residential development is a short five minute walk from the beautiful Skipton Woods, an ancient area of woodland extending behind the spectacular medieval Skipton Castle following



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the enchanting natural valley of Eller Beck, offering a wonderful natural habitat for birds and other wildlife whilst leading past the historic Springs Canal and directly down into the town centre itself.

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 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 cafes 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 United Kingdom.

This beautifully appointed detached property requires a first hand inspection in order to appreciate both the high standard of accommodation on offer and in addition the very appealing and desirable setting. Described in further detail below:

GROUND FLOOR

RECEPTION HALL

With composite sealed unit double glazed front entrance door. Luxurious woodgrain effect laminated flooring. Staircase leading off to the first floor. Access to cloaks/store cupboard.

LIVING ROOM

16'4 X 11'1 (plus bay window) Attractive UPVC sealed unit double glazed bay window. Two central heating radiators. TV point. Luxurious woodgrain effect laminated flooring.

SPACIOUS LIVING / DINING KITCHEN

29'1 X 9'8 Superbly appointed with a stylish range of fitted base and wall cupboard units in a contemporary matt finish incorporating laminated worktop surfaces. Stainless steel sink and drainer unit. Built-in oven. Four ring gas hob. Stainless steel extractor canopy. Ceramic wall tiling. Integrated refrigerator. Integrated freezer. Integrated dishwasher. Central heating radiator. UPVC sealed unit double glazed window. UPVC sealed unit double glazed French doors leading out to the rear garden. Attractive feature wall crafted by a local artist, using copper and cement. Luxurious woodgrain effect laminated flooring.

UTILITY ROOM

6'3 x 5'5 Quality range of fitted base and wall cupboard units matching the kitchen. Plumbing for an automatic washing machine. Floorspace for a dryer. Vent-Axia extractor fan. Composite sealed unit double glazed rear entrance door. Access to:

DOWNSTAIRS WC

With low suite WC, pedestal hand wash basin. Central heating radiator. Partially tiled wall. Extractor fan.

SNUG ROOM / HOME OFFICE

15'8 X 12'2 (Both Maximum) UPVC sealed unit double glazed window. Generously proportioned storage cupboard. Fitted carpets. The room was originally the garage, now providing a versatile space for a variety of potential purposes.

FIRST FLOOR

LANDING

Spindled balustrade. Fitted carpets. Central heating radiator. Loft hatch access.

PRINCIPLE BEDROOM

16'5 x 9'1 Appointed with a range of fitted wardrobes incorporating sliding mirrored doors. UPVC sealed unit double glazed window. Superb long distance views towards trees and surrounding countryside. Central heating radiators. Luxurious woodgrain effect laminated flooring. Door leading to:

LUXURIOUS EN-SUITE

Providing a modern white suite comprising low suite WC, a hand wash basin having vanity cabinet under, and a walk-in shower enclosure with two chrome thermostatic showerheads. Neutral ceramic wall tiling. Towel radiator. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM TWO

11'9 x 10'9 UPVC sealed unit double glazed window. Wonderful long distance views towards surrounding countryside. Central heating radiator. Fitted carpets. Access to a second en-suite.

EN-SUITE SHOWER ROOM

Providing a low suite WC, a hand wash basin, and a walk-in shower enclosure. Contemporary ceramic wall tiles. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM THREE

10' x 9'9 UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets. Access to a third en-suite.

EN-SUITE SHOWER ROOM

Providing a low suite WC, a hand wash basin, and a walk-in shower enclosure. Contemporary ceramic wall tiles.

BEDROOM FOUR

9'7 x 8'4 UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

BEDROOM FIVE

9'8 x 6'5 UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

Appointed with a three piece white suite comprising low suite WC, a hand wash basin, and a panelled bath. Contemporary ceramic wall and floor tiling. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass. Chrome towel radiator.

OUTSIDE

At the front elevation the property benefits from a small garden with infant evergreens and stone flagged patio area. Substantial private driveway providing generous parking facilities.

The very pleasant landscaped rear garden includes an established lawn and stone flagged patio areas providing sitting out space.

COUNCIL TAX BAND

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

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

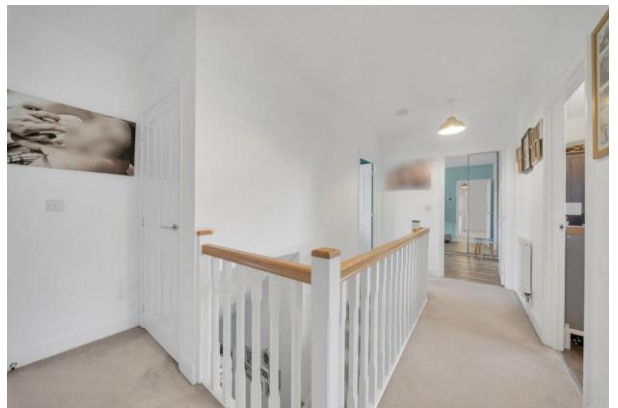
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable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

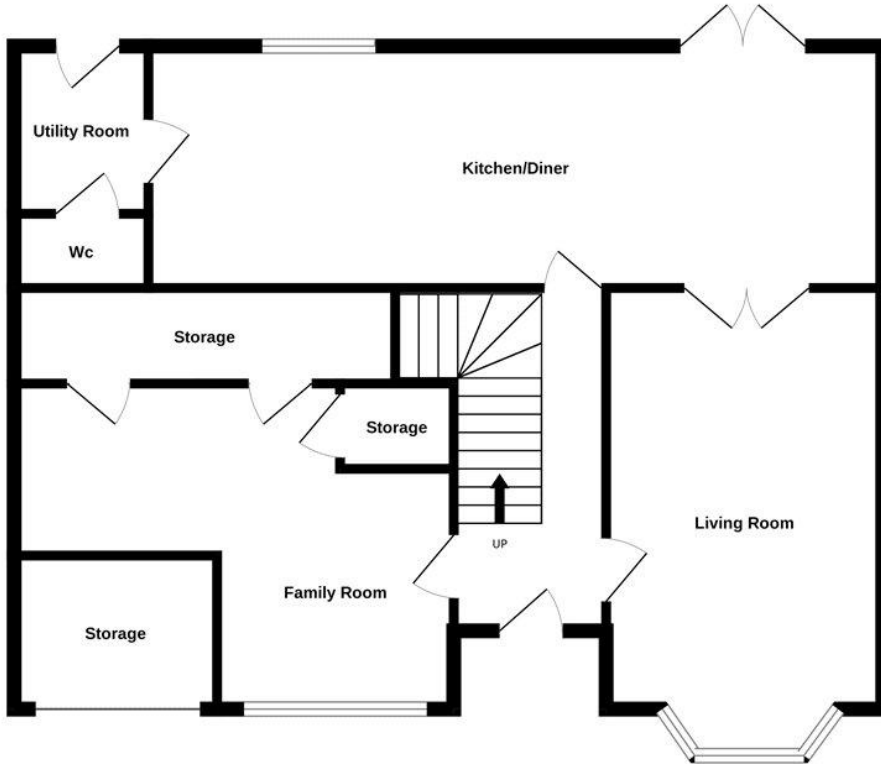
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

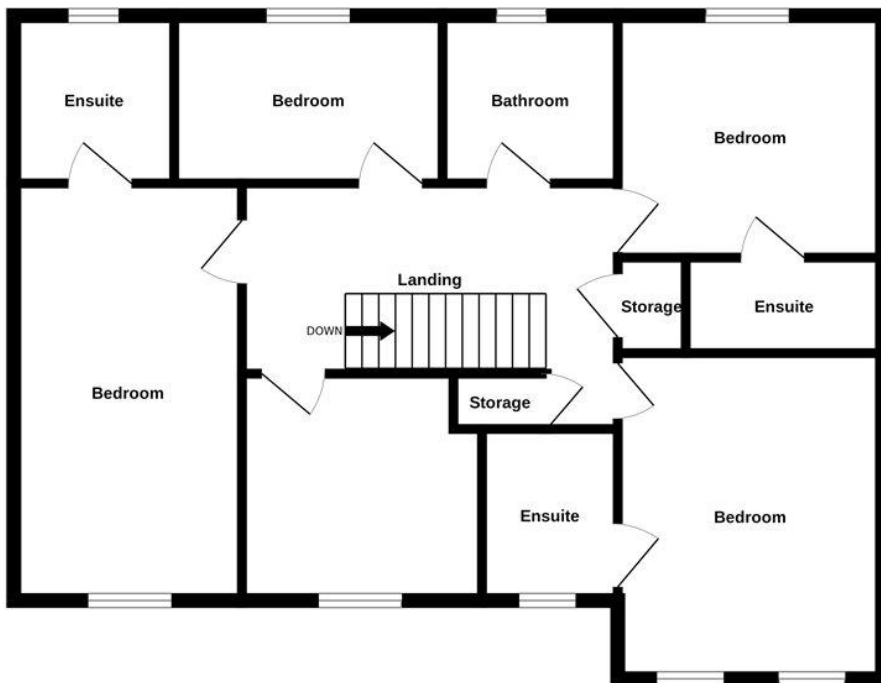




GROUND FLOOR



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)

4, Close House Road SKIPTON BD23 6DN	Energy rating B	Valid until: 22 April 2029
		Certificate number: 8611-7034-6890-9457-8926

Property type	Detached house
Total floor area	139 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	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.