

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



172 Moorview Way, Skipton BD23 2LN
Asking Price: £279,500



+ 3



+ 1



- Detached family home
- Three good sized bedrooms
- Popular location within Skipton
- Potential to extend
- Private driveway and single garage
- Front and rear garden

A rare opportunity to purchase this unique and well equipped three bedroomed detached family home set in this popular location with the additional benefit of a private driveway, a detached single garage and good sized front and rear gardens. There is also potential to extend the current living accommodation (subject to relevant planning permission).



Including gas central heating together with UPVC sealed unit double glazing, this attractive opportunity is pleasantly located in a cul-de-sac within a very popular residential area less than one mile away from Skipton town centre and briefly comprises:

An entrance hallway, a sitting room with a coal effect gas fire, a large dining kitchen with fitted wall and base units and integrated appliances whilst to the first floor there are three good sized bedrooms and the shower room which is well-appointed with a three piece suite. To the front of the property there is a lawned garden and a private driveway which leads to the single garage. To the rear there is a large tiered garden which has been meticulously maintained.

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 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



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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 in the UK.

With much to commend, this outstanding property comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Composite front entrance door. Central heating radiator. Fitted coat hooks.

SITTING ROOM

13'5" x 12'7" with sealed unit UPVC double glazed windows. Central heating radiator. Picture rail. Feature fireplace incorporating a stone hearth, tiled inset and a coal effect gas fire.

DINING KITCHEN

15'10" x 10'2" with sealed unit UPVC double glazed windows and a matching side entrance door. Fitted wall and base units with contrasting light granite effect worktops and tiled surrounds. Bosch fan assisted oven. Ceramic four ring electric hob with a concealed extractor fan over. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Wall mounted Worcester gas fired combination boiler. Useful understair storage cupboard with plumbing for a washing machine.

FIRST FLOOR

LANDING

Loft access. Spindled balustrade. Sealed unit UPVC double glazed window with superb long distance views.

DOUBLE BEDROOM

13'7" x 9' with sealed unit UPVC double glazed window. Central heating radiator.

DOUBLE BEDROOM

9'10" x 9'4" with sealed unit UPVC double glazed window. Central heating radiator.

BEDROOM

8'5" x 6'7" with sealed unit UPVC double glazed window. Central heating radiator. Useful storage cupboard.

SHOWER ROOM

Full wall tiling. Vanity wash basin with storage underneath and a mirrored medicine cabinet over. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights. Low suite w/c. Chrome heated towel rail. Shower cubicle with a chrome thermostatic shower.

OUTSIDE

To the front of the property there is a lawned garden with flower bed borders and a private paved driveway which leads to the:

SINGLE GARAGE

19'11" x 8'4" with power, lighting, up and over door and a side door.

To the rear there is a large tiered garden which has been meticulously maintained with a stone paved lower tier with storage sheds, an upper tier which is private and enclosed with a paved patio, lawn, flower beds and shrub borders.

TENURE

The tenure for the property is freehold.

COUNCIL TAX BAND

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

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: JT13042026

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.

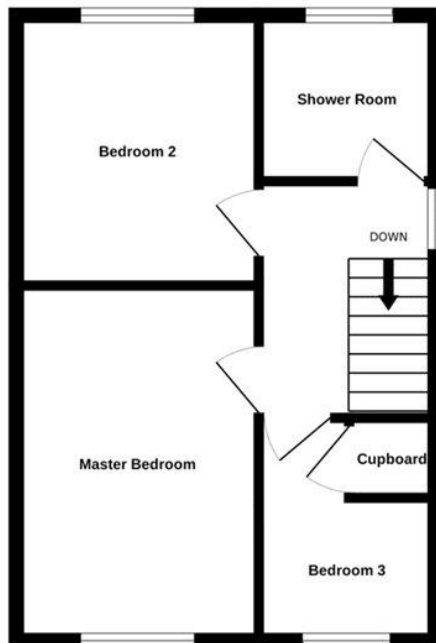




GROUND FLOOR



1ST FLOOR



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)

172 Moorview Way
SKIPTON
BD23 2LN

Energy rating

D

Valid until: **13 April 2036**

Certificate number: **0350-2744-4640-2196-2115**

Property type	Detached house
Total floor area	69 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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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