

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



156 Keighley Road, Skipton, North
Yorkshire BD23 2QT
Asking Price: £215,000



+ 3



+ 1



- Stone built character terrace
- Fully renovated throughout
- Spacious living accommodation
- High quality fixtures and fittings
- Convenient location within Skipton
- Good sized rear yard

This spacious stone built garden fronted, late Victorian period terraced property provides well planned three bedroom accommodation of particular merit which has been subject to a comprehensive scheme of renovation by the current vendors with high quality fixtures and fittings throughout whilst being conveniently located on the level along Keighley Road close to the Leeds-Liverpool Canal whilst being only a short walking distance from the centre of Skipton.



The accommodation is equipped with gas central heating together with UPVC sealed unit double glazing and comprises very briefly:

A traditional entrance hall with decorative archway, a front sitting room, a dining kitchen with the newly fitted high quality modern kitchen, a utility room, a ground floor w/c whilst to the first floor there are three well planned bedrooms and a beautifully fitted shower room with a newly fitted modern three piece suite. There is street parking available nearby with a small garden area to the front whilst to the rear there is an enclosed West facing yard with gates and a useful external storage shed.

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' four 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 towns 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.



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Ideal for those searching for a spacious and affordable stone built terrace within this popular locality, the accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

With composite front entrance door. Central heating radiator. Period ceiling coving and feature archway. Decorative panelling. Oak effect flooring. Staircase leading off to the first floor.

SITTING ROOM

11'10" x 11'6" with a UPVC sealed unit double glazed window. Central heating radiator. Open to:

DINING KITCHEN

13'7" X 12'7" with a stylish newly fitted kitchen having modern fitted wall and base units in a gloss finish with a contrasting marble effect worktop and tiled surrounds. Integrated dishwasher. Lamona fan assisted oven with a matching ceramic induction hob and an extractor canopy over. Wine rack. Recessed low voltage ceiling spotlights. Oak effect flooring. UPVC sealed unit double glazed window. Central heating radiator. Useful under-stairs store cupboard.

UTILITY ROOM

8' x 5'2" with quality newly fitted modern fitted wall and base units in a gloss finish with a contrasting marble effect worktop and tiled surrounds. Plumbing for a washing machine. Space for a dryer. Recessed low voltage ceiling spotlights. Oak effect flooring. UPVC sealed unit double glazed window and a matching rear entrance door.

W/C

Low suite w/c. Vanity wash basin. Partial wall tiling. Chrome heated towel rail.

FIRST FLOOR

LANDING

With spindled balustrade. Loft access. Large space that would be suitable for an office area or fitted storage. Oak veneer internal doors to all first floor rooms. Decorative panelling.

BEDROOM ONE

11'11" x 10'2" with UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

13'3" x 8'11" with UPVC sealed unit double glazed window enjoying views over the canal. Central heating radiator.

BEDROOM THREE

9'11" x 6'7" with UPVC sealed unit double glazed window enjoying views over the canal. Central heating radiator.

SHOWER ROOM

Equipped with a modern four piece suite comprising a low suite w/c, a large walk in shower with a dual chrome handheld shower and a rainfall shower, a panelled bath, a vanity wash basin with storage underneath, tiled effect flooring, extractor fan, heated towel rail and UPVC sealed unit double glazed window.

OUTSIDE

Street parking is available nearby. There is a small garden frontage whilst to the rear there is a fully enclosed concrete yard/patio garden with gates and an external storage shed with the wall mounted Worcester gas fired combination boiler.

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: JT19042026

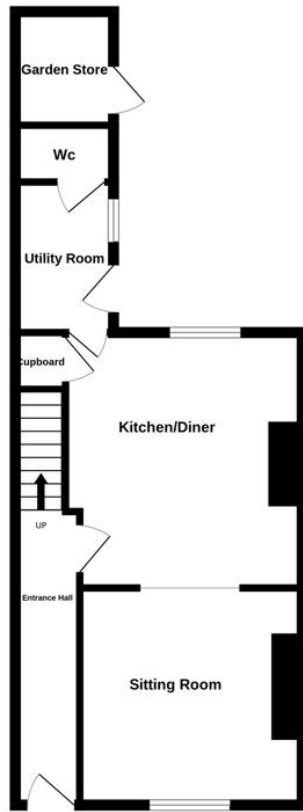
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property.

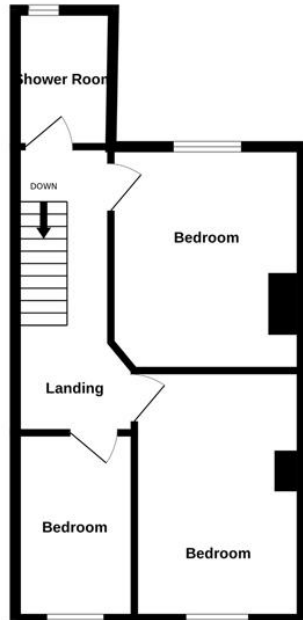




GROUND FLOOR



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)

156 Keighley Road
SKIPTON
BD23 2QT

Energy rating

C

Valid until: 17 May 2033

Certificate number: 2537-2825-0200-0183-6292

Property type	Mid-terrace house
Total floor area	89 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 current 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		90 B
69-80	C	74 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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