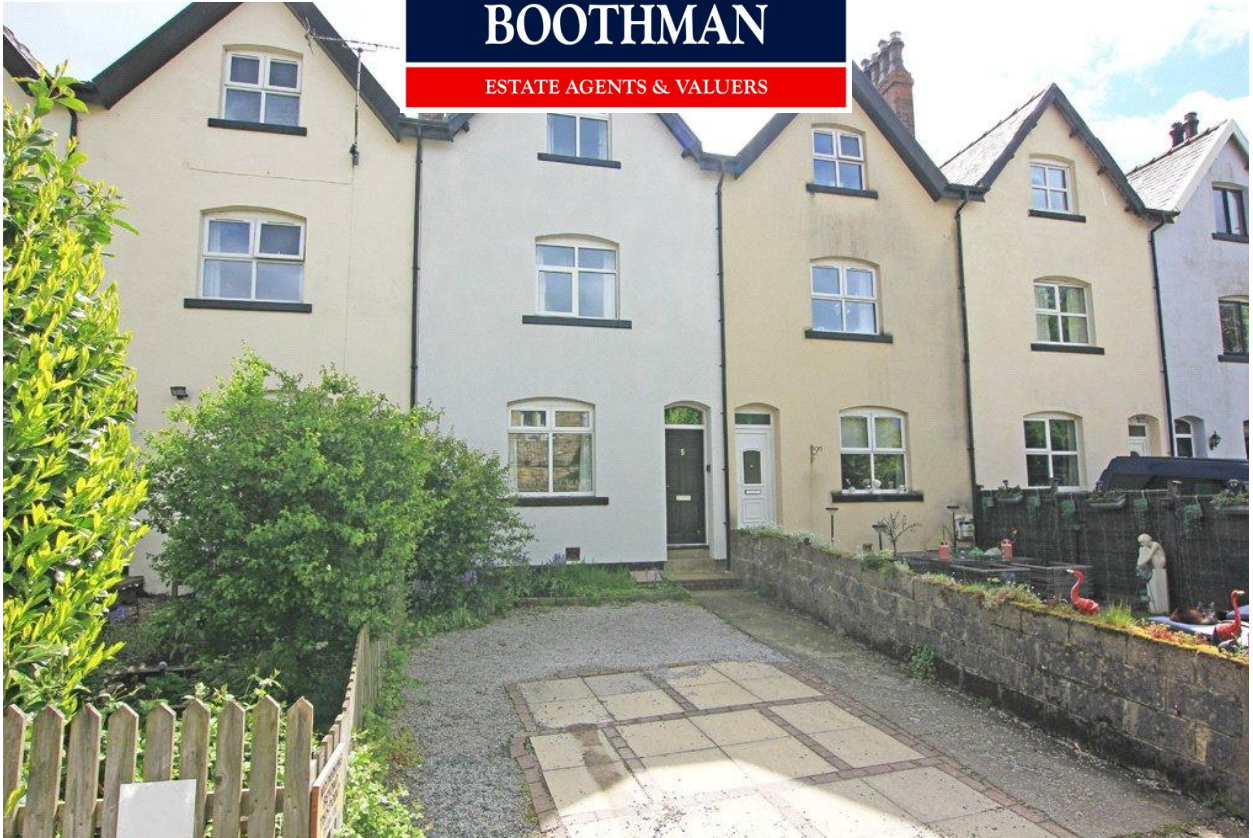


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Lancashire and Yorkshire Terrace,
Hellifield, North Yorkshire BD23 4ES
Asking Price: £295,000



+ 4



+ 2



- NO ONWARD CHAIN
- Well-appointed family townhouse
- Four good sized bedrooms
- Spacious living accommodation
- Private parking for up to two vehicles
- Ideally situated in this quiet and private location

A rare opportunity to purchase this well-presented and spacious townhouse providing four double bedroomed en-suite accommodation, pleasantly situated on the level in a very sought after location only a few minutes walking distance away from Hellifield village centre amenities, including its train station nearby.



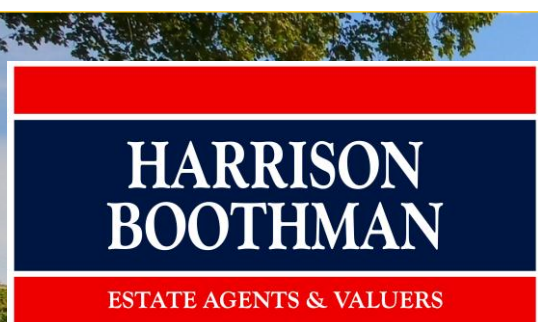
Including mains gas central heating and UPVC sealed unit double glazing, this family home is very strongly recommended indeed for internal inspection, comprising briefly:

An entrance hallway, a charming sitting room, a dining room with double doors onto the rear patio and a kitchen which is well-appointed with fitted wall and base units whilst to the first floor there are two good sized double bedrooms and the house bathroom which is fitted with a stylish three piece suite. To the second floor there are a further two good sized bedrooms, one of which has an en-suite shower room. Externally to the front there is a private driveway whilst to the rear there is a good sized patio, perfect for sitting out in the summer months.

Surrounded by beautiful open countryside, a five minute walk from the front door takes you into the Yorkshire Dales National Park, and the Forest of Bowland AONB is just a short drive away. The very popular village of Hellifield is served by a variety of local everyday amenities including a general store and post office, a primary school, a church, a public house, a doctors surgery, community events, a bus service and a railway station.

The historic market towns of Skipton and Settle are both situated within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it, this excellent family-sized property comprises in further detail:



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



GROUND FLOOR

ENTRANCE HALLWAY

Substantial timber front entrance door. Central heating radiator. Pine flooring.

SITTING ROOM

11'11 x 11'10 with pine flooring. Central heating radiator. Sealed unit UPVC double glazed window. Feature fireplace with an inset cast iron log burning stove.

DINING ROOM

15'11 x 13'9 with pine flooring. Central heating radiator. Sealed unit UPVC double glazed patio doors. Fireplace with a cast iron log burning stove and stone hearth. Recessed low voltage ceiling spotlights. Fitted alcove wall and base cupboard. Useful storage cupboards with plumbing for a washing machine and space for a dryer.

KITCHEN

8'9 x 7'5 with tiled flooring. Fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Plumbing for a dishwasher. Space for a fridge/freezer. AEG freestanding double oven with four ring induction hob is available with other fixtures and fittings subject to negotiation. Stainless steel bowl and drainer sink a chrome hot and cold mixer tap. Central heating radiator. Sealed unit UPVC double glazed windows.

FIRST FLOOR

LANDING

Spindled balustrade.

MASTER BEDROOM

15'11 x 11'11 with a feature cast-iron original fireplace. Sealed unit UPVC double glazed window. Central heating radiator.

BEDROOM

10'7 x 7'4 with a sealed unit UPVC double glazed window. Central heating radiator. Understair storage cupboard.

HOUSE BATHROOM

Pedestal wash basin with a tiled surround. Panelled bath with a chrome thermostatic shower over. Low suite w/c. Chrome heated towel rail. Sealed unit UPVC double glazed window. Extractor fan. Recessed low voltage ceiling spotlights. Wall mounted Baxi gas fired combination boiler. Professionally fitted with a Karndean wood plank effect tiled floor.

SECOND FLOOR

LANDING

Spindled balustrade. Loft access.

BEDROOM

16'3 x 9'7 with a Velux window with superb long distance views. Central heating radiator. Recessed low voltage ceiling spotlights.

ENSUITE SHOWER ROOM

Ceramic wash basin with a tiled surround and LED mirror over. Shower cubicle with Mira electric shower. Low suite w/c. Storage base cupboards. Extractor fan. Recessed low voltage ceiling spotlights. Chrome heated towel rail. Velux window with superb long distance views. Professionally fitted with an Amtico slate effect tiled floor

BEDROOM

15'4 x 9'3 with a sealed unit UPVC double glazed window. Central heating radiator.

EXTERNAL

To the front there is a private driveway with parking for up to three vehicles. To the rear there is a large stone paved patio with a storage shed.

COUNCIL TAX BAND

The property is run as a business so it doesn't pay council tax currently, we do however know that the two neighbouring properties are listed as a council tax 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.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line fibre broadband services are installed at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

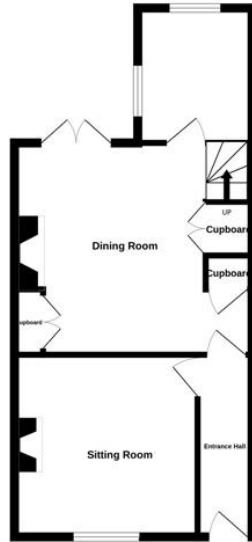
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

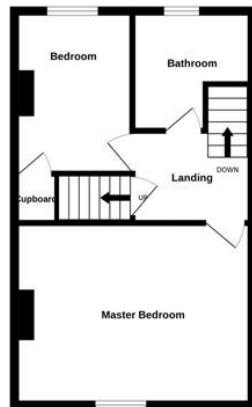




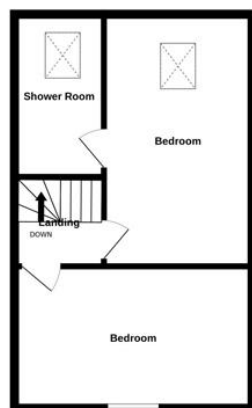
GROUND FLOOR



1ST FLOOR



2ND 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)

5 Lancashire And Yorkshire Terrace
Main Road
HELLIFIELD
BD23 4ES

Energy rating

D

Valid until: **19 April 2036**

Certificate number: **1136-8324-9600-0437-1296**

Property type	Mid-terrace house
Total floor area	122 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		74 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.