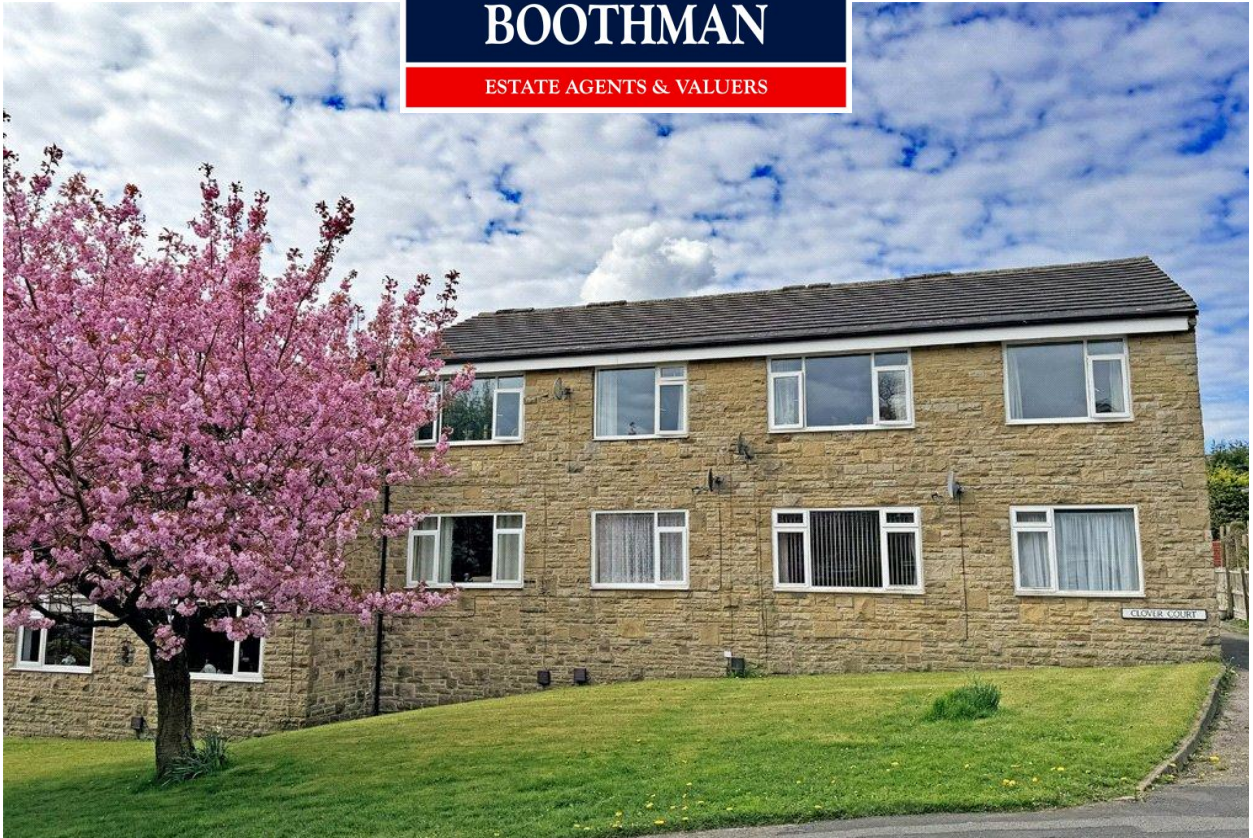


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Clover Court, Skipton BD23 1BD
Asking Price: £155,000



+ 1



+ 1



- Immaculate condition
- Includes a private garage
- Residents parking
- Popular Residential Location

This very well presented first floor apartment includes the great advantage of having a single garage and private resident's car parking, situated amongst communal greens in a popular courtyard development adjacent to the highly respected and sought after 'Regents' area of Skipton.



Within comfortable walking distance from Skipton town centre amenities, including gas central heating, modern fixtures and fittings together with UPVC sealed unit double glazing throughout, this very appealing property will surely be of interest to first time buyers, investors, second home owners or perhaps those looking for a retirement dwelling with low running costs and maintenance. Enjoying wonderful long distance views towards surrounding countryside, this excellent home offered with no onward chain is described in further detail:

A ground floor entrance hall with staircase leading to a first floor landing, a living room with delightful long distance views towards surrounding countryside, a superbly appointed fitted kitchen with breakfast bar, a double bedroom and a dressing room / study, a contemporary shower room including a three piece suite and a useful utility cupboard with plumbing for an automatic washing machine. Externally there is the right to park a car in the communal car parking area together with a designated single garage in a separate block nearby. Attractive fully maintained gardens extending to the front and rear.

The incredibly 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 Castle and Church 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 popular 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



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community events and festivals, attracting an ever-increasing degree of tourism. In addition, the stunning Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

Strongly recommended for first hand inspection in order to appreciate the desirable position and superb views, the accommodation comprises in further detail:

GROUND FLOOR

GROUND FLOOR ENTRANCE HALL

UPVC sealed unit double glazed entrance door. Open staircase leading up to:

FIRST FLOOR

LANDING

With contemporary oak and glass balustrade. Wood effect laminate flooring. Central heating radiator. Oak internal doors leading to all rooms.

LIVING/ DINING ROOM

15'04" x 11'06" With UPVC sealed unit double glazing enjoying fine long-distance views. Central heating radiator.

FITTED KITCHEN

11'11" x 7'05" Superbly appointed with a contemporary range of fitted wall and base units including contrasting wood effect worktop surfaces. Breakfast bar. Stainless steel sink and drainer unit. Gas cooker with four ring hob and extractor over. Plumbing for a dishwasher. UPVC sealed unit double glazing. Recessed ceiling spotlights. Central heating radiator.

UTILITY CUPBOARD

With plumbing for an automatic washing machine. Space for a dryer.

BEDROOM ONE

12' x 9'10" With UPVC sealed unit double glazing enjoying fine long-distance views. Central heating radiator.

STUDY/ DRESSING ROOM

6'09" x 3'06" With UPVC sealed unit double glazing. Central heating radiator.

SHOWER ROOM

Superbly appointed contemporary three-piece white suite comprising low suite w/c, hand wash basin set on floating vanity cabinet and a large walk-in shower enclosure housing thermostatic shower. Ladder central heating towel radiator. Airing cupboard housing wall mounted gas boiler. UPVC sealed unit double glazing. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

Apartment 4 includes the use of a private resident's car parking area together with a:

SINGLE GARAGE

In a separate block nearby – 18'11" x 8'08" with up/over door.

There are attractive communal gardens which are maintained as part of the service charge.

COUNCIL TAX BAND

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

TENURE

The property is LEASEHOLD on the remainder of a 999-year lease dated August 1988. We have been informed by the vendor that the current service charge is £833.35 per annum. This charge is divided into two payments (£416.67) and covers buildings insurance, communal maintenance including the upkeep of the parking area and gardens. In addition there is an annual ground rent of £25.

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.

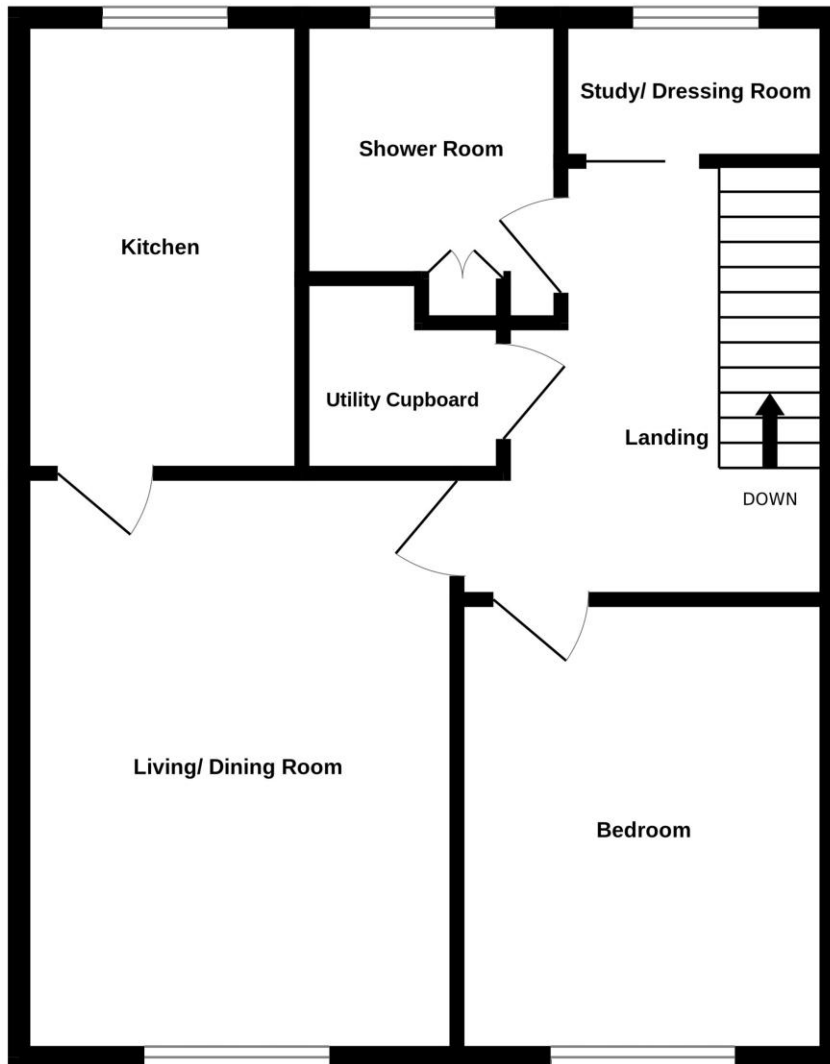
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT220426

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



GROUND 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 Clover Court Clover Hill SKIPTON BD23 1BD	Energy rating C	Valid until: 19 September 2032
		Certificate number: 2124-1213-2051-0219-2910

Property type	Top-floor flat
Total floor area	57 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 C. 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	70 C	77 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.