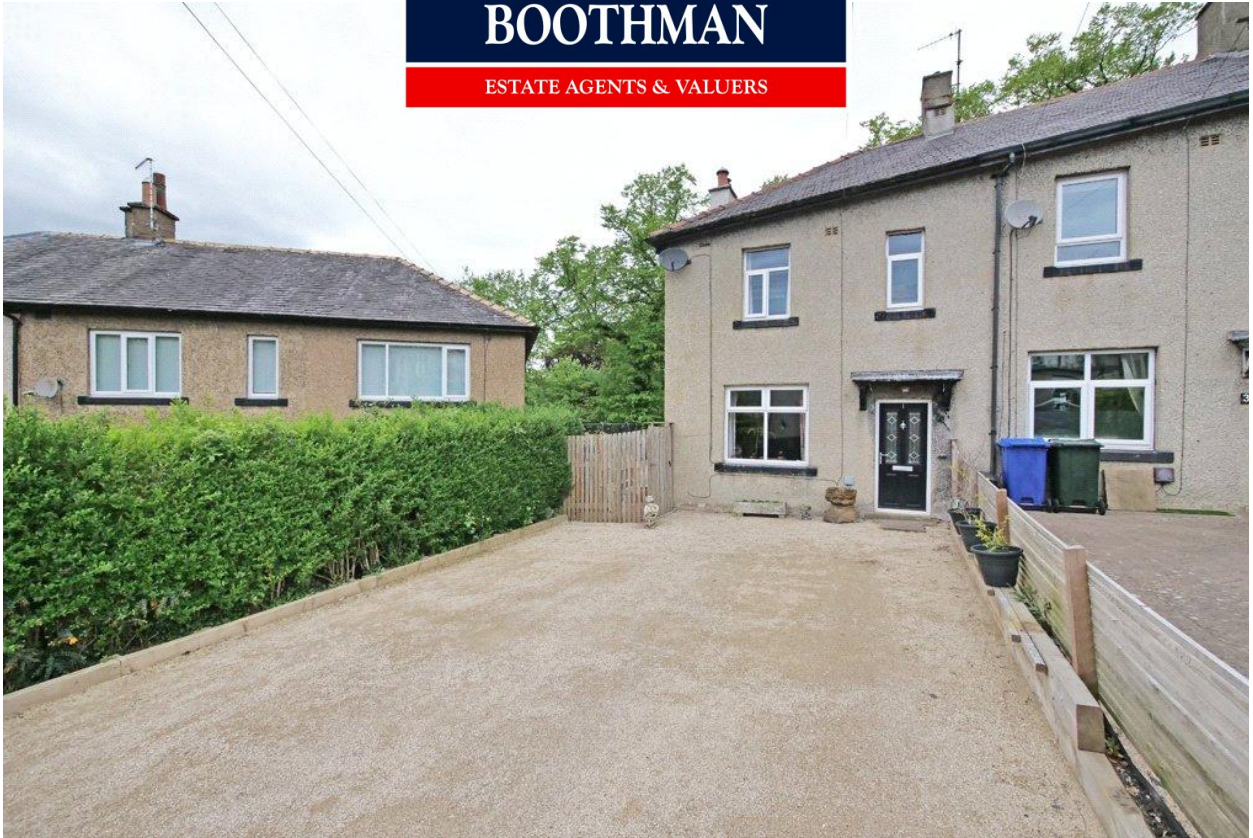


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Sunmoor Drive, Skipton, North  
Yorkshire BD23 2JS  
Asking Price: £235,000



+ 2



+ 1



- Two bedroomed family home
- Well-planned living accommodation
- Private driveway parking
- Good sized rear garden with further potential
- Central location within Skipton

A superb opportunity to purchase this spacious and well-appointed two bedroomed family home which is pleasantly situated on this popular cul-de-sac just off the lower part of Shortbank Road whilst only a few minutes walking distance away from Skipton town centre amenities.



Including gas central heating and UPVC sealed unit double glazing, the property is strongly recommended indeed for inspection, comprising briefly:

An entrance hallway, a sitting room with a cast iron multi-fuel stove, a spacious dining 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 comprising a three piece suite. Externally to the front there is a private driveway with parking for two vehicles. To the rear there is a private and enclosed garden which is mainly laid to lawn with planted borders and a covered stone flagged patio. To the lower tier there is a further section of garden with raised beds.

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' three 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 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 UK.



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



The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

This superb two bedroomed home comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALLWAY

Composite front entrance door.

### SITTING ROOM

12'11" x 11'10" with a feature fireplace incorporating a stone hearth, oak mantle, brick inset and an Esse cast iron multi-fuel stove. Central heating radiator. Sealed unit UPVC double glazed window. Picture rail. Understair storage cupboard.

### DINING KITCHEN

15'2" x 9' with oak effect flooring. Contemporary fitted wall and base units with granite effect worktops and tiled surrounds. Plumbing for a slimline dishwasher. Sealed unit UPVC double glazed windows and matching rear entrance door. Stainless steel bowl and drainer sink with chrome hot and cold taps. Recess for oven with a stainless steel extractor canopy over. Useful storage cupboards, one of which houses the Vokera wall mounted gas fired combination boiler.

### EXTERNALLY ACCESSED UTILITY ROOM

9'10" x 5'9" with hardwood sealed unit windows and a matching door. Plumbing for a washing machine. Space for a dryer.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM

11'2" x 8'3" with sealed unit UPVC double glazed windows. Central heating radiator. Picture rail.

### BEDROOM

15'2" (maximum) x 11'2" with sealed unit UPVC double glazed windows. Central heating radiator. Picture rail. Storage cupboard over the bulkhead.

#### HOUSE BATHROOM

Oak effect flooring. Pedestal wash basin. Extractor fan. Low suite w/c. Panelled bath with a chrome thermostatic shower over. Heated towel rail. Sealed unit UPVC double glazed window. Useful storage cupboard.

#### OUTSIDE

To the front there is a private driveway with parking for two vehicles. To the side there is gated access to the rear with space to store bins and a log store. The rear garden offers a great space whilst being private and closed with a lawn with planted borders and a covered stone flagged patio. To the lower tier there is a further section of garden with raised beds.

#### 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: JT11052026

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

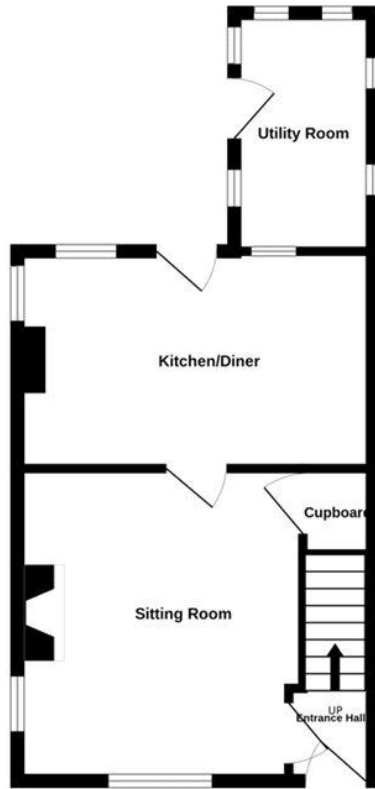
These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.

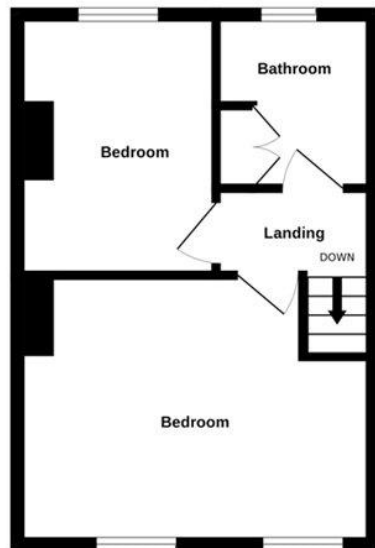




GROUND FLOOR



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.  
Made with Metropix ©2026

## Energy performance certificate (EPC)

1, Sun Moor Drive SKIPTON BD23 2JS	Energy rating <b>D</b>	Valid until: <b>11 August 2026</b>
		Certificate number: <b>8546-7728-1520-3070-0996</b>

Property type	End-terrace house
Total floor area	72 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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.