

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



13 Station View, Skipton, North
Yorkshire BD23 1TG
Asking Price: £325,000



+ 3



+ 1



- Three good sized bedrooms
- Spacious and well-planned living accommodation
- Beautifully presented throughout
- Superbly appointed contemporary kitchen and bathroom

Constructed to an exceptionally high specification just circa six years ago incorporating a high level of thermal insulation resulting in lower running costs/energy consumption, this superb three bedroom semi-detached family sized home is located on the exclusive and extremely popular Station View cul-de-sac development in Skipton.



Built by the highly reputable construction company Dales View Developments Ltd having been equipped with stylish and contemporary fittings and fixtures whilst still benefitting from the remainder of a ten year New Homes Warranty. The well planned and easy to maintain accommodation requires an internal inspection in order to be fully appreciated and comprises very briefly:

An entrance hall, leading to a spacious living room, a convenient ground-floor WC/cloakroom, and a contemporary dining kitchen fitted with a comprehensive range of integrated Hotpoint appliances. To the first floor, the well-designed layout is perfectly suited to family living or those working from home, offering three generously proportioned bedrooms and a luxurious four-piece family bathroom. Externally, the property benefits from a private driveway providing off-road parking for two vehicles directly to the front. To the rear is an enclosed garden featuring a lawn and a stone-flagged patio area, enjoying pleasant open aspects.

Station view is an attractive residential cul-de-sac on the western side of Skipton benefitting from easy access out of the town onto the A56 whilst being within walking distance of all town centre amenities including the nearby Aireville Park and Leisure Centre, the Leeds/Liverpool canal and the railway station offering regular daily services into Leeds and Bradford.

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 schools, easy access to surrounding countryside and an extensive choice of leisure, shopping and recreational facilities. The town

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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' four days a week. The town offers an excellent mix of independent shops, pubs and cafés in addition to having well known branded High Street 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 United Kingdom.

Fully equipped with gas central heating, UPVC sealed unit double glazing and a security alarm system this very appealing contemporary three bedroom home comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

With a composite front entrance door. Central heating radiator. Staircase leading up to the first floor. Door leading to:

LIVING ROOM

17'7" x 13' (both maximum) UPVC sealed unit double glazed window. Central heating radiator. Recessed ceiling spotlights. TV point.

BEAUTIFULLY APPOINTED DINING KITCHEN

16'3" x 12'7" Superbly appointed with a contemporary range of fitted wall and base units in a grey woodgrain finish incorporating complementary laminated worktop surfaces together with neutral ceramic wall tiling above. One and a half bowl stainless steel sink and drainer unit. Soft close mechanism to all drawers. Built-in electric Hotpoint oven/grill. Matching integrated Hotpoint microwave. Four ring Hotpoint gas hob with extractor canopy over. Integrated fridge/freezer. Integrated Hotpoint dishwasher. Integrated Hotpoint washing machine. Concealed Ideal wall mounted gas fired combination boiler. Recessed low voltage ceiling spotlights. UPVC sealed unit double glazed window and double doors leading out to the rear garden. Central heating radiator. Door leading to:

GROUND FLOOR WC/CLOAKS ROOM

Superbly appointed with a stylish modern two piece white suite comprising low suite WC together with a small hand wash basin. Extractor fan. Central heating radiator.

FIRST FLOOR

LANDING

With spindled balustrade. Central heating radiator. Loft hatch access.

BEDROOM ONE

15'10" x 9'7" UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM TWO

14'3" x 9'7" With UPVC sealed unit double glazed window. Central heating radiator.

BEDROOM THREE

9'2" x 6'5" With UPVC sealed unit double glazed window. Central heating radiator.

BATHROOM

Appointed with a contemporary white four piece suite comprising low suite WC, pedestal hand wash basin, panelled bath and a separate shower enclosure housing a chrome dual/drench head mixer shower. Ceramic wall tiling. Recessed ceiling spotlights. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

To the front there is a block paved driveway providing off street parking for two cars.

The property also benefits from a particularly attractive, fully enclosed rear garden incorporating a lawn, and a paved patio area providing a very pleasant sitting out space.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available 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.

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: JT09072026

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

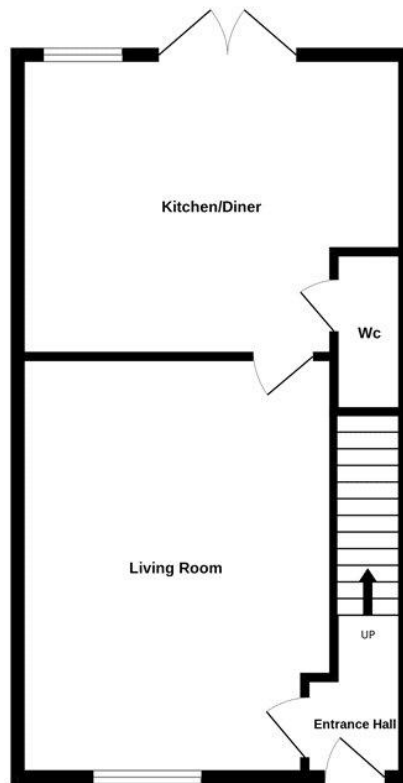
These particulars do not constitute an offer or contract of sale.

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

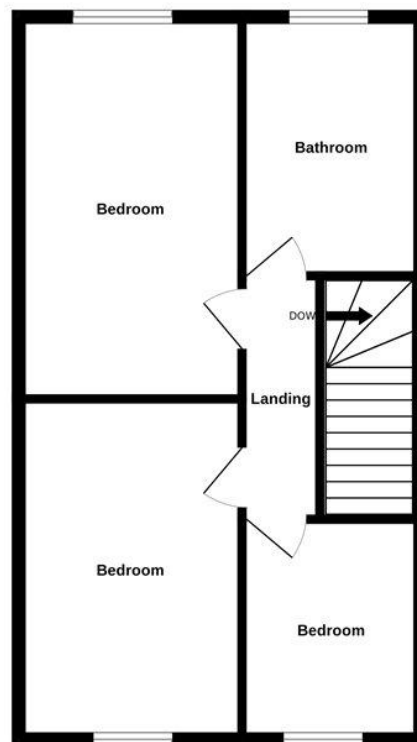




GROUND FLOOR



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)

13, Station View SKIPTON BD23 1TG	Energy rating B	Valid until: 27 March 2029
		Certificate number: 8521-7637-6200-7328-5926

Property type	Semi-detached house
Total floor area	93 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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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Any prospective purchaser should satisfy themselves by inspection of the property.