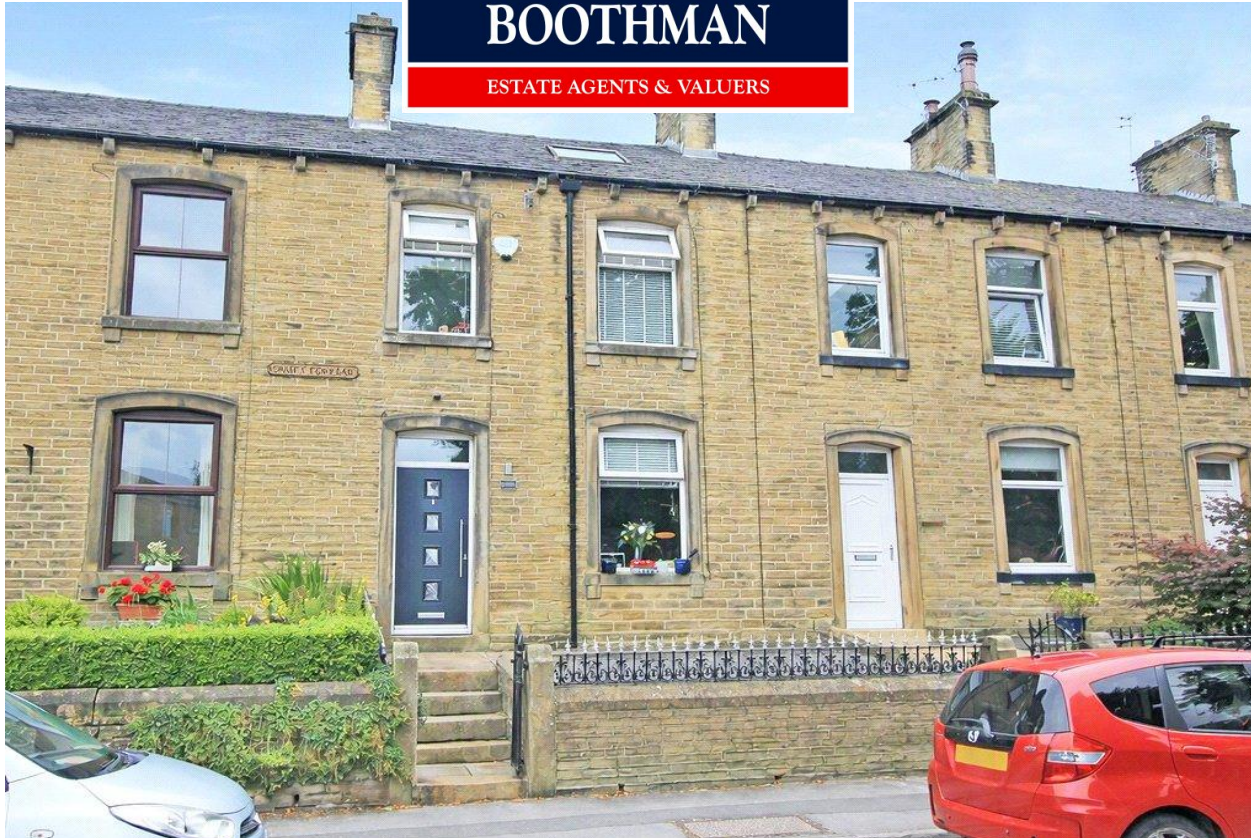


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Croft Terrace, Carleton BD23 3DP
Asking Price: £345,000



+ 5



+ 2



- Substantial Period Home.
- In the heart of the very popular Carleton Village.
- Four / Five Beds.
- Wonderful Garden.
- Downstairs WC.
- House Bath and En-Suite.

Enjoying a delightful slightly elevated position in the centre of this highly admired and sought after semi-rural village close to all nearby amenities, whilst being only circa two miles from the increasingly popular market town of Skipton with its wide range of shops and other attractions, this spacious four / five bedroomed stone



built late Victorian period terraced property includes the great advantage of a delightful enclosed garden to the rear together with an enclosed yard and a good sized detached out-building / workshop.

Internally the well proportioned accommodation benefits from a range of attractive character features and comprises very briefly: A reception hallway, a living room, a contemporary fitted dining kitchen, downstairs WC and rear entrance hall, ground floor bedroom five which is suitable for a variety of uses i.e. home gym / office / children's play room. On the first floor there are three well planned bedrooms and a house bathroom with three piece suite including shower over the bath. The second floor provides a light and airy primary bedroom with built-in storage, accompanied by a contemporary shower room en-suite. The property is equipped with mains gas central heating and UPVC sealed unit double glazing throughout.

Surrounded by picturesque open countryside, the very popular village of Carleton is served by a variety of local amenities including a general store, a public house, Church, village hall, primary school and a bus service.

The nearby 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. 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.

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Web: www.harrison-boothman.co.uk

Strongly recommended for internal inspection offering all the charm and character of an older stone built period property whilst enjoying contemporary fixtures and fittings, together with the undeniably great advantage of a separate enclosed rear garden.

2 Croft Terrace is described in more detail below:

GROUND FLOOR

RECEPTION HALL

Double glazed composite entrance door. Ceiling coving. Original ceiling arch. Central heating radiator. Decorative ceramic floor tiling. Staircase leading up to the first floor.

LIVING ROOM

12'1" X 11'9" Ceiling coving. UPVC sealed unit double glazed window. Built-in alcove cupboards. Two central heating radiator. Fitted carpets.

SPACIOUS DINING KITCHEN

14'5" X 14'1" Contemporary kitchen appointed with a good range of fitted base and wall cupboard and drawer units in a cream finish. Laminated worktop surfaces. Two deep ceramic sinks. Built-in oven and grill. Built-in microwave. Integrated dishwasher. Integrated automatic washing machine. Ceramic wall tiles. Central heating radiator. UPVC sealed unit double glazed window. Ceramic floor tiling. Electric underfloor heating. Understairs storage space.

REAR ENTRANCE HALL

Double glazed rear entrance door. Decorative ceramic floor tiles. Access to the:

DOWNSTAIRS WC

With two piece white suite comprising low suite WC and a small hand washbasin. Ceramic wall and floor tiling.

HOME GYM / OFFICE / GROUND FLOOR BEDROOM 5

12'2" X 6'2" A versatile ground floor room suitable for a number of purposes, currently serving as a compact home gym. With Three UPVC sealed unit double glazed windows. Central heating radiator. Fitted carpet.

FIRST FLOOR

LANDING

UPVC sealed unit double glazed window. Toughened glass bannister. Useful storage cupboard. Additional staircase leading up to the second floor. Fitted carpets.

BEDROOM TWO

11'7" X 9'7" UPVC sealed unit double glazed window. Pleasant long distance views. Built-in wardrobes. Central heating radiator. Fitted carpets.

BEDROOM THREE

11'2" X 8'1" UPVC sealed unit double glazed window. Built-in wardrobe. Central heating radiator. Fitted carpets.

BEDROOM FOUR

9'6" X 6'8" UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

Providing a three piece white suite including low suite WC, hand washbasin set above a vanity cabinet, and a panelled bath with chrome thermostatic showerhead over. Ceramic wall tiling. Vinyl flooring.

SECOND FLOOR

PRIMARY BEDROOM

14'5" X 9'9" Large Velux window. Ceiling spotlights. Exposed wooden beams. Central heating radiator. Under eaves cupboards. Fitted carpets. Access to the:

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising low suite WC, a hand washbasin, and a shower enclosure with chrome thermostatic shower. Velux window. Chrome ladder radiator. Vinyl flooring.

OUTSIDE

On street parking is available to the front whilst the property also benefits from a wrought iron gate and railings with steps leading up to a small/easy to manage garden frontage. To the rear the property benefits from a fully enclosed yard/patio area enclosed by substantial stone boundary walling.

Opposite the rear yard there are traditional stone steps leading up to an enclosed raised garden of good proportions incorporating established lawn, a timber decking area, and a useful detached outbuilding.

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.

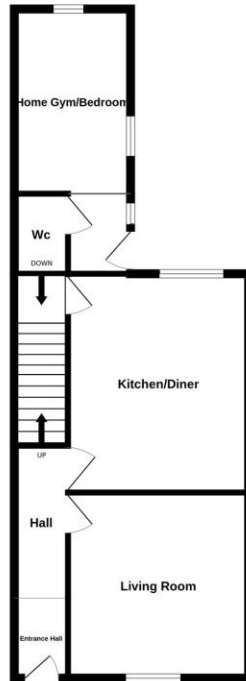
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

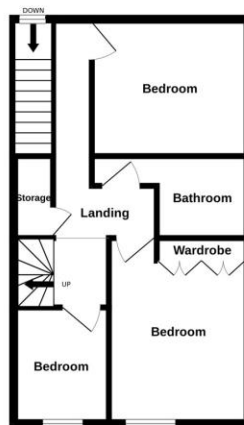




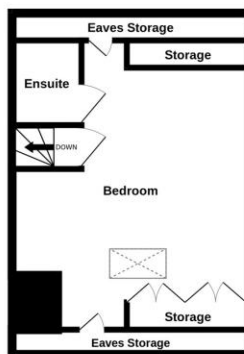
GROUND FLOOR



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)

2 Croft Terrace
Carleton
SKIPTON
BD23 3DP

Energy rating

C

Valid until: 16 August 2036

Certificate number: 0360-2853-4680-2596-8525

Property type	Mid-terrace house
Total floor area	121 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 B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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