

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



32 Broughton Grove, Skipton, North  
Yorkshire BD23 1TL  
Asking Price: £155,000



+ 2



+ 1



- Two double bedrooms
- Ideal for first time buyers
- Parking for one car
- Good sized rear garden
- Popular location within Skipton
- Well-appointed throughout

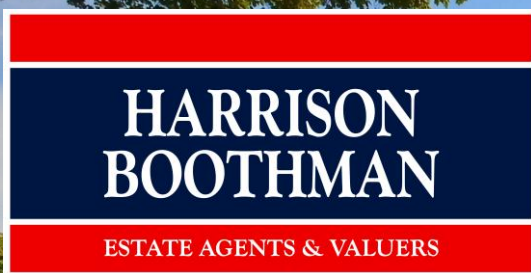
A superb opportunity to acquire this well-presented two double bed roomed home offering spacious living accommodation which is pleasantly situated on the level in a very popular residential area just off Broughton Road only circa three quarters of a mile away from Skipton town centre amenities whilst the Leeds/Liverpool canal, Aireville Park and the railway station are also nearby.



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

An entrance hall, a living room, a conservatory and a well-appointed dining kitchen with fitted wall and base units including built-in appliances whilst on the first floor are two bedrooms and a house bathroom with a white three piece suite including a shower to the bath. To the front of the house there is a private parking space for one vehicle. To the rear there is a good sized enclosed garden with a lawn, stone paved seating area and a decking.

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.

Certainly representing an exciting opportunity to purchase, this property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

Central heating radiator. Composite front entrance door. Staircase to the first floor.

### LIVING ROOM

13 x 11'5" with a sealed unit UPVC double glazed window. Central heating radiator. Feature fireplace with slate hearth which previously had a gas fire (this has now been removed).

### FITTED DINING KITCHEN

14'8" x 7'8" with sealed unit UPVC double glazed windows and a hardwood rear entrance door. Tiled flooring. Fitted wall and base units with contrasting marble effect worktops and tiled surrounds. Central heating radiator. Plumbing for a washing machine. Stainless steel bowl and drainer sink with a chrome mixer tap. Electric fan assisted oven. Four ring gas hob with a concealed extractor over. Baxi wall mounted gas fired combination boiler. Useful understair storage cupboard.

### CONSERVATORY

10'5" x 8'4" with a tiled floor. Central heating radiator. Hardwood sealed unit double glazed windows and matching double doors.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

14'8" (max) x 11'4" with sealed unit UPVC double glazed window. Central heating radiator. Recessed low voltage ceiling spotlights.

### BEDROOM TWO

9'6" x 8'7" with sealed unit UPVC double glazed window. Central heating radiator. Loft access with a pulldown loft ladder and boarded loft.

### HOUSE BATHROOM

Full wall tiling. Chrome heated towel rail. Low suite w/c. Pedestal wash basin. Sealed unit UPVC double glazed window. Panelled bath with a Mira electric shower.

#### OUTSIDE

To the front there is a private paved parking space for one vehicle. To the rear there is a good sized enclosed garden with a lawn, stone paved seating area, decking and a storage shed.

#### COUNCIL TAX BAND

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

#### 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.

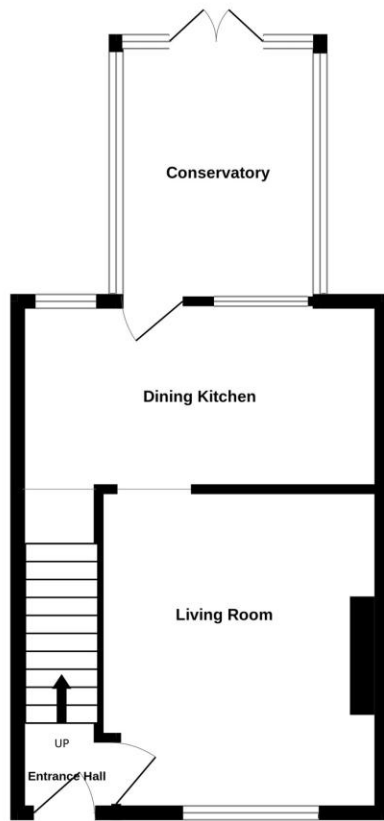
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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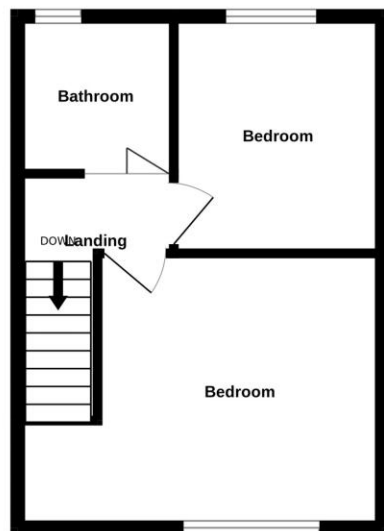
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



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)

32 Broughton Grove  
SKIPTON  
BD23 1TL

Energy rating

C

Valid until: 11 May 2036

Certificate number: 0360-2662-0650-2396-6201

Property type	Mid-terrace house
Total floor area	59 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	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

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