

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



26 Thorndale Street, Hellifield BD23 4JE  
Asking Price: £185,000



+ 2

+ 1



- No Forward Chain
- Private Parking
- Two Reception Rooms
- Two Bedrooms
- Viewing Essential

Benefiting from a driveway/patio area providing the option of private parking at the rear, this truly delightful garden fronted mid terraced property is situated in a pleasant position entirely on the level within this popular village, close to park/playground and within a short walk of all other local amenities.



Offering two well planned bedrooms together with two reception rooms, viewing is essential to appreciate the accommodation on offer. The property benefits from gas central heating together with UPVC sealed unit double glazing and comprises briefly:

An entrance vestibule, a living room with staircase leading to first floor landing, dining room and a fitted kitchen with wood fronted wall and base units. Whilst on the first floor a landing leads to two well planned bedrooms and a shower with walk in shower enclosure. Externally the property is garden fronted, and at the rear is a driveway/patio area.

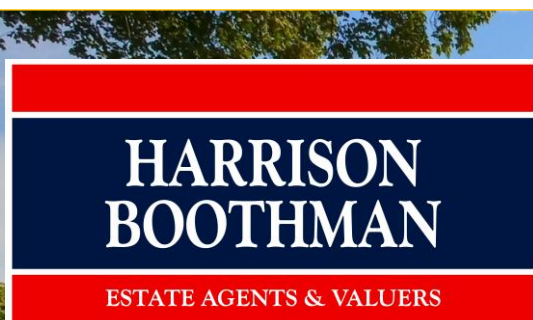
Surrounded by beautiful open countryside and close to the scenic Yorkshire Dales National Park, the popular village of Hellifield is served by a variety of local everyday amenities including a shop and post office, a primary school, a Church, a public house, a doctor's surgery, a bus services and the great advantage of a railway station. The historic market towns of Skipton and Settle are both situated within circa fifteen minutes travelling by car.

Ideal for those searching for a delightful, ready to occupy two bedroom stone fronted cottage style property with the great advantage of private parking/garden space to the rear, the accommodation comprises in further detail:

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

With UPVC sealed unit double glazing. Internal glazed door through to:



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)



#### LIVING ROOM

13'01" x 12'02" With UPVC sealed unit double glazing. Timber fireplace with marble hearth and interior. Log effect gas fire. Staircase leading to first floor landing. Open archway through to:

#### DINING ROOM

10'02" x 9'04" With UPVC sealed unit double glazing. Central heating radiator.

#### FITTED KITCHEN

9'03" x 7'03" With a well-appointed range of wood fronted wall and base units incorporating granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Built in Hotpoint electric oven. Four ring gas hob. Plumbing for an automatic dishwasher. Plumbing for a washing machine. Dual aspect UPVC sealed unit double glazing. UPVC sealed unit double glazed stable entrance door. Tiled floor. Understairs storage/pantry. Central heating radiator. Concealed wall mounted gas boiler.

#### FIRST FLOOR

#### LANDING

With spindle balustrade. Central heating radiator.

#### BEDROOM ONE

12'02" x 10'06" With UPVC sealed unit double glazing. Central heating radiator. Built in wardrobe with sliding mirrored fronts.

#### BEDROOM TWO

9'05" x 7'05" With UPVC sealed unit double glazing. Central heating radiator.

#### SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and walk in shower enclosure housing independent Mira electric shower. Ladder central heating towel radiator. Built in airing cupboard with hot water cylinder. Ceramic wall tiles.

#### OUTSIDE

To the front the property includes an attractive level garden area with a traditional garden gate and stone boundary walling.

To the rear there is a well-proportioned level paved PARKING/PATIO AREA.  
External cold-water tap.

#### COUNCIL TAX BAND

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

## TENURE

The 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.

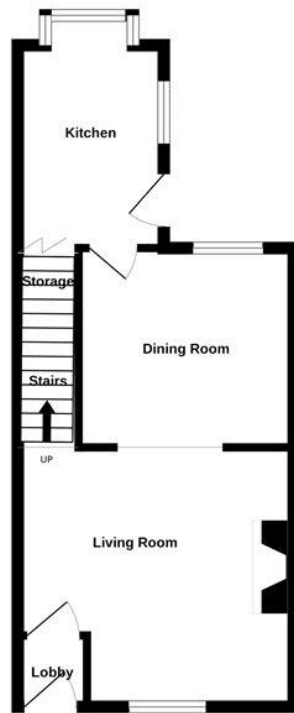
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT160626

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)

26 Thorndale Street  
Hellifield  
SKIPTON  
BD23 4JE

Energy rating

**E**

Valid until: **9 June 2036**

Certificate number: **9203-3063-4206-8586-3200**

Property type	Mid-terrace house
Total floor area	67 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	52 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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.