

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



47 Russell Street, Skipton BD23 2DX
Asking Price: £135,000



+ 3



+ 1



- 3 bedroom stone terraced house
- Ready for modernisation and improvement
- Very convenient popular location
- Town centre amenities only minutes walking distance away

This traditional three bedroomed stone terraced house is very conveniently situated in a popular residential area only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby.



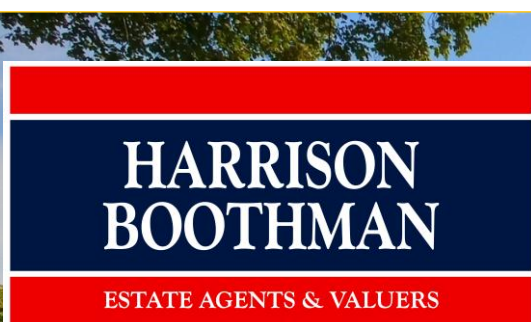
Including gas central heating together with UPVC sealed unit double glazing, this property is now in need of modernisation and improvement although certainly offers an attractive opportunity with significant further potential.

Described very briefly, the property comprises:

An entrance vestibule, a living room and a kitchen whilst on the first floor are three bedrooms and a bathroom. There is an enclosed flagged rear yard.

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' four 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.

With much to commend it and certainly offering a rare opportunity, the property comprises in more detail:



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GROUND FLOOR

ENTRANCE VESTIBULE

With a traditional timber and glazed front entrance door. Inner door through to the:

LIVING ROOM

15' (maximum) x 13'6" With UPVC sealed unit double glazing and a double central heating radiator. Fireplace surround with a matching hearth and a fitted gas fire. Arched display alcove. Built-in base cupboard with a display surface.

KITCHEN

11'9" x 7' With fitted base and wall units providing cupboards, drawers and granite effect worktop surfaces having tiled surrounds. One and a half bowl stainless steel sink and drainer. Built-in oven with a four ring gas hob in stainless steel finish having an extractor hood above. Plumbing for an automatic washing machine. UPVC sealed unit double glazing. Central heating radiator. Traditional timber and glazed external door to the enclosed flagged rear yard. Deep built-in store place under stairs including a window and an electric light.

FIRST FLOOR

LANDING

With a central heating radiator. Built-in cupboard including a Baxi gas combination central heating boiler.

BEDROOM ONE

10'7" x 8'4" With UPVC sealed unit double glazing and a double central heating radiator.

BEDROOM TWO

10'6" x 6'5" With UPVC sealed unit double glazing and a central heating radiator.

BEDROOM THREE

7' x 6'10" With UPVC sealed unit double glazing and a central heating radiator.

BATHROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a panelled bath having a shower to a mixer tap. Partial wall tiling. UPVC sealed unit double glazing. Central heating radiator.

OUTSIDE

There is an enclosed flagged rear yard.

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.

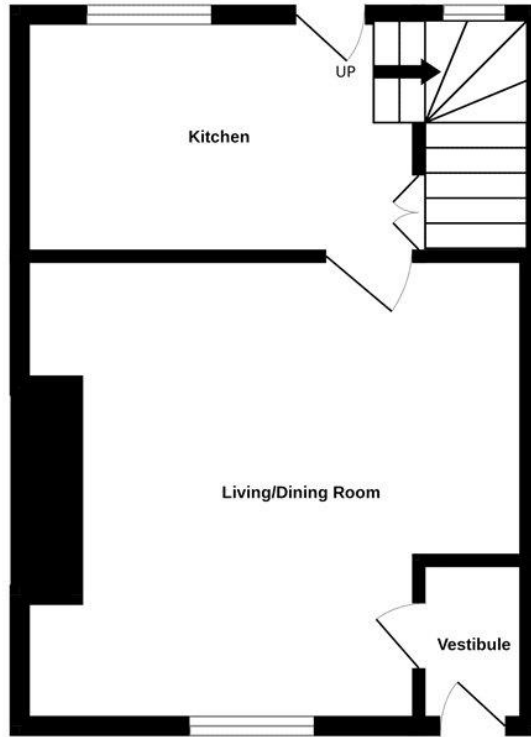
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: RAH100626

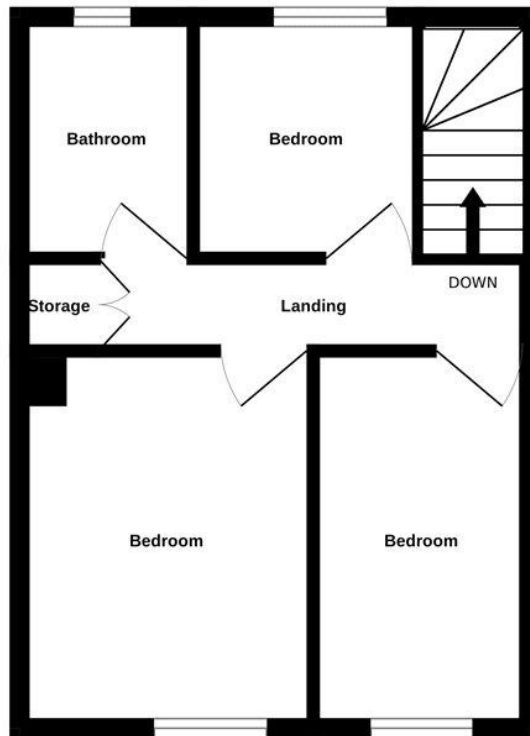
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

47 Russell Street SKIPTON BD23 2DX	Energy rating	Valid until: 9 August 2031
	D	Certificate number: 7139-4828-3000-0010-8292

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 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		89 B
69-80	C		
55-68	D	67 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.