

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



11 Beckside, Salterforth, Lancashire BB18
5BL
Asking Price: £475,000



+ 5



+ 3



- Five Bedroom Detached
- Private Driveway
- Integral Garage
- Enclosed Rear Garden
- Viewing Essential

This spacious, well equipped stone detached property provides family sized accommodation of particular merit including five bedrooms with two en-suites, gas central heating, UPVC sealed unit double glazing, a security alarm, quality fittings and fixtures, an attractive garden, a private driveway and an integral garage.



This outstanding property is very pleasantly situated on a level position within a select cul-de-sac whilst enjoying fine long distance open views at the front towards fields and countryside.

Certainly providing a very rare and exciting opportunity, this exceptional property is strongly recommended indeed for inspection, comprising very briefly:

An entrance hall, a bay fronted dining room, a living room with patio doors leading to the rear garden, a superbly appointed dining kitchen including a range of built in appliances, a utility room and a downstairs w/c. Whilst on the first floor a landing leads to four well planned bedroom with the largest having an advantage of an ensuite shower room and a house bathroom. On the second floor is a primary suite with a dressing area and second ensuite shower room. Externally is a private driveway leading to an integral garage. To the rear of the property is a well-proportioned enclosed lawned garden.

A variety of local amenities are all available nearby in Salterforth village centre including a primary school, a children's playground, a pub/restaurant, a garden centre, a village hall, and community events. Salterforth is surrounded by beautiful open countryside and many picturesque local walks are available from the doorstep, whilst the Leeds/Liverpool canal is also nearby.

The towns of Barnoldswick and Earby are only minutes travelling distance away - providing an extensive variety of shops, amenities and services including well respected secondary schooling.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa seven miles away. A local bus also provides a service to schools in Skipton.



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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance and indeed, motorway networks are readily accessible.

With much to commend it, this very appealing home comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With composite front entrance door. Staircase leading to first floor landing. Wood effect flooring. Central heating radiator.

DOWNSTAIRS W/C

Well-appointed two-piece white suite comprising low suite w/c and pedestal hand wash basin. Central heating radiator. Wood effect flooring. Extractor fan.

DINING ROOM

12' x 10' With UPVC sealed unit double glazed bay window. Central heating radiator.

LIVING ROOM

15'08" x 12' With UPVC sealed unit double glazed patio doors and matching side panels. Central heating radiators.

DINING KITCHEN

16'04" x 12'01" Superbly appointed quality range of light grey fronted wall and base units providing contrasting granite effect worktop surfaces and matching upstands. One and a half bowl stainless steel sink and drainer unit. Built in high level electric oven. Four ring gas hob with extractor above. Integrated dishwasher. Integrated fridge and freezer. Central heating radiator. Two UPVC sealed unit double glazed windows. Tiled flooring.

UTILITY ROOM

5'10" x 5'08" With base units matching those in the kitchen. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Composite side entrance door. Central heating radiator. Tiled flooring. Extractor fan.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Staircase leading to second floor. Built in airing cupboard housing hot water cylinder.

BEDROOM TWO

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

ENSUITE SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, hand wash basin and walk in shower enclosure housing thermostatic shower. Contemporary wall tiles. Central heating radiator. Recessed ceiling spotlights. UPVC sealed unit double glazing. Extractor fan.

BEDROOM THREE

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

BEDROOM FOUR

11'11" x 11'09" With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM FIVE

9'07" x 9'04" (Maximum) With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c, hand wash basin, and fitted bath. Contemporary wall tiles. Ladder central heating towel radiator. Recessed ceiling spotlights. UPVC sealed unit double glazing. Extractor fan.

SECOND FLOOR

BEDROOM ONE

16'08" x 14'05" With UPVC sealed unit double glazing enjoying fine long-distance views. Three Velux. Two central heating radiators. Open through to:

DRESSING AREA

With built in wardrobes with sliding mirrored doors.

ENSUITE SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, hand wash basin and walk in shower enclosure housing thermostatic shower. Contemporary wall tiles. Ladder central heating towel radiator. Recessed ceiling spotlights. Velux. Extractor fan.

OUTSIDE

To the front of the property is a small lawned garden and a:

PRIVATE BLOCK PAVED DRIVEWAY

Leading to the:

INTEGRAL GARAGE

17'08" x 9'04" With up/over door. Light and power. Wall mounted gas boiler. Pedestrian composite entrance door.

The well proportioned enclosed rear garden provides an appealing feature and includes lawn and a small stone flagged patio.

COUNCIL TAX BAND

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

SERVICES All mains' services are installed.

TENURE

The tenure for this property is Freehold.

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.

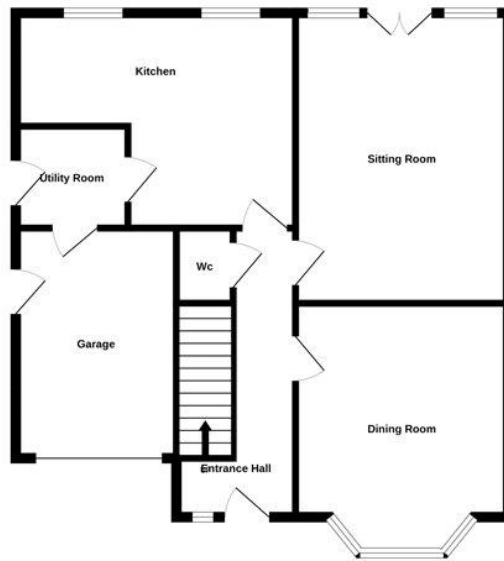
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

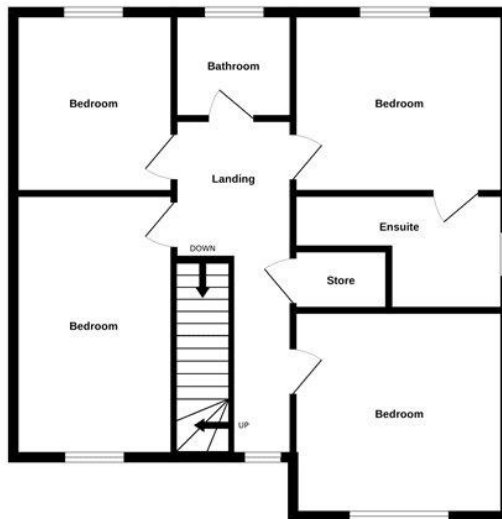




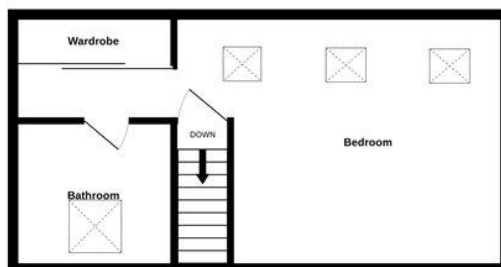
GROUND FLOOR



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)

11, Becksde Salterforth BARNOLDSWICK BB18 5BL	Energy rating B	Valid until: 6 April 2027
		Certificate number: 8113-7134-5960-1153-2906

Property type	Detached house
Total floor area	173 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 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

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