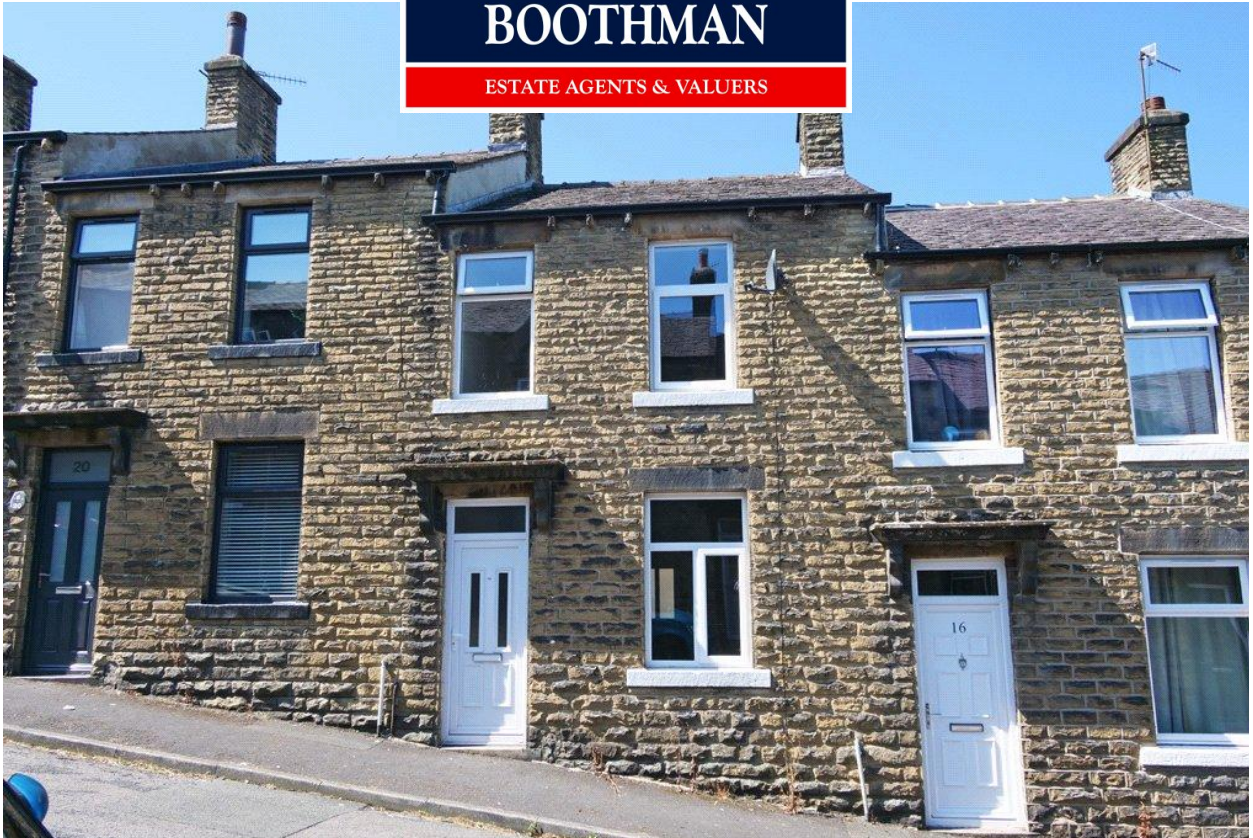


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Milton Street, Skipton BD23 2ED
Asking Price: £179,950



+ 2



+ 1



- No Forward Chain
- Enclosed Rear Yard
- Two Bedroom Terrace
- Walking Distance To Town
- Viewing Essential

This attractively improved traditional two bedroomed stone terraced house is pleasantly situated in the highly sought after 'Poets Corner' area of Skipton with local everyday amenities nearby whilst only a few minutes walking distance away from Skipton town centre.



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

A living room with feature cast iron gas stove open through to the well-appointed dining kitchen with quality range of base and wall units including built in appliances. Whilst on the first floor a landing leads to two well planned bedrooms both with built in wardrobes and a house bathroom including a shower over the bath.

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 cafes 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.

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Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

This very appealing and deceptive home certainly provides a superb opportunity and comprises in further detail:

GROUND FLOOR

LIVING ROOM

14'08" x 13'02" With UPVC sealed unit double glazing. Central heating radiator. Cast iron gas stove set on stone hearth with oak surround. Built in alcove base cupboards. Open through to:

DINING KITCHEN

14'09" x 10' Well-appointed range of quality wall and base units with contrasting oak block worktops having tiled surrounds. Stainless steel sink and drainer unit. Built in electric oven. Four ring gas hob with extractor over. Plumbing for an automatic washing machine. Central heating radiator. Two central heating radiators. UPVC sealed unit rear door. Tile effect flooring.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Central heating radiator. Spindle balustrade.

BEDROOM ONE

17'03" x 8'03" With UPVC sealed unit double glazing. Central heating radiator. Built in wardrobe.

BEDROOM TWO

13'10" x 6'3" With UPVC sealed unit double glazing. Central heating radiator. Built in wardrobe.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and fitted bath with thermostatic shower and glass shower screen. UPVC sealed unit double glazing. Central heating radiator. Fitted mirror.

OUTSIDE

The property benefits from an enclosed west facing 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: AJT140726

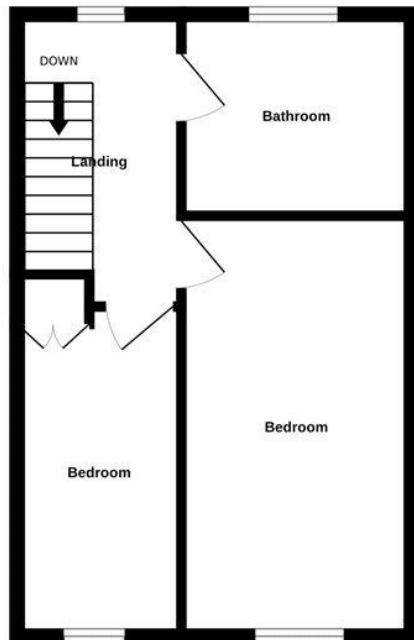
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



ing Kitchen



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)

18, Milton Street SKIPTON BD23 2ED	Energy rating C	Valid until: 7 February 2029
		Certificate number: 8401-7722-1730-9748-7902

Property type	Mid-terrace house
Total floor area	69 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 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.