

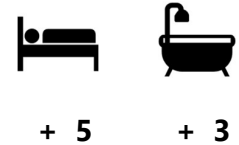
**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



26 Whernside Road, Skipton, BD23 1FX

Asking Price: £675,000



- Exceptional Five Bed Residence.
- Upgraded with High Quality fittings and fixtures.
- Electric Car Charging points.
- Three Bathrooms.
- Snug Room / Study.
- Attractive generous Gardens.

A truly exceptional stone built detached residence providing generously proportioned five bedroomed luxurious en-suite family sized accommodation, together with an integral double garage and a landscaped enclosed garden enjoying pleasant long distance views towards surrounding countryside.



This beautifully presented home proudly stands in a recently developed residential area surrounded by picturesque countryside, yet within close walking distance of the centre of the bustling market town of Skipton, 26 Whernside Road must be viewed to fully appreciate the high calibre of living space on offer.

The property is one of the largest 'Sandringham' house types on the modern Spencer Grange development, benefiting from the remainder of a ten year NHBC Warranty and a high level of thermal insulation. The location is hard to improve on, positioned in a desirable residential area just off Harrogate Road, within walking distance of Skipton town centre whilst also being only a short five minute walk to/from Skipton Woods, an ancient area of woodland extending behind the spectacular Medieval Skipton Castle following the enchanting nature valley of Eller Beck, offering a wonderful natural habitat for bird and other wildlife whilst leading past the historic Springs Canal and directly down into the town centre itself.

With a substantial private driveway and integral double garage, UPVC sealed unit double glazing and mains gas central heating throughout, this truly exceptional house is comprised briefly:

A reception hall having large cloaks cupboard. Downstairs WC. A spacious living room. High quality open plan living/dining/kitchen fitted out with a range of premium Neff and Bosch appliances. Utility room with plumbing and space for an automatic washing machine and separate dryer. A snug room/study. On the first floor there is a landing with store cupboard. Five well proportioned bedrooms. The principal bedroom suite benefits from a range of bespoke built-in wardrobes and access to a luxurious en-suite shower room. Another en-suite accompanies the second bedroom. House bathroom with a separate shower enclosure and bath. Outside at the front of the elevation there is the aforementioned private driveway in front of the double garage. Pleasant garden frontage with evergreens, established tree and small lawn. The large

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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

enclosed rear garden has been imaginatively landscaped and includes stone flagged patio, level lawn, well stocked colourful flower beds, a greenhouse, and a fixed gazebo.

The ever 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 Castle and Church 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 cafes in addition to having well known branded stores and a choice of popular 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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

A first hand inspection of this beautifully appointed detached home is strongly recommended. Described in further detail below:

GROUND FLOOR

RECEPTION HALL

Double glazed composite entrance door. Two UPVC sealed unit double glazed windows. Deep cloaks cupboard. Staircase leading up to the first floor. Central heating radiator. Parquet style karndean flooring.

DOWNSTAIRS WC

With a two piece white suite comprising low suite WC and pedestal hand washbasin. Ceramic wall tiles. Chrome ladder radiator. UPVC sealed unit double glazed window incorporating privacy glass.

LIVING ROOM

18'8" X 12' A light and airy living space with UPVC sealed unit double glazed French doors leading out to the enclosed rear garden. Central heating radiator. High quality fitted carpets.

SPACIOUS LIVING / DINING / KITCHEN

22'9" X 18'2" The hub of the home. With plenty of floorspace for free standing dining and living suite furniture. The superb contemporary kitchen is well appointed with base and wall cupboard and drawer units in a light grey finish. Complimentary veined solid quartz worktop surfaces. Inset one and a half bowl stainless steel sink with drainer inset into worktop. Built-in NEFF oven. Built-in NEFF grill. Five ring Bosch induction hob. Tilted Bosch extractor fan. Integrated Bosch dishwasher. Integrated fridge and freezer. UPVC

sealed unit double glazed windows. UPVC sealed unit double glazed French doors open to the enclosed rear garden. Recessed LED ceiling spotlights. Central heating radiator. Parquet style karndean flooring.

UTILITY ROOM

Equipped with a range of fitted cupboards matching the kitchen's. Contrasting veined solid quartz worktop surface. Inset stainless steel sink with inset drainer into the worktop. Plumbing and floorspace for an automatic washing machine and dryer. Central heating radiator. Double glazed composite side entrance door. Parquet style karndean flooring. Pedestrian access to:

INTEGRAL DOUBLE GARAGE

16'5" X 14'2" With remote controlled garage door. Wall mounted ideal gas combination boiler. House consumer unit.

FIRST FLOOR

LANDING

Store cupboard housing the hot water cylinder. Loft hatch access. Central heating radiator. Quality fitted carpets.

PRINCIPAL BEDROOM

16'6" X 12'5" UPVC sealed unit double glazed windows. Extensive range of bespoke built-in wardrobes. Central heating radiator. Quality fitted carpets.

EN-SUITE SHOWER ROOM

With low suite WC, a hand washbasin with vanity drawer underneath, and large shower enclosure having two chrome showerheads over. Neutral ceramic wall and floor tiles. Chrome ladder radiator. Recessed LED ceiling spotlights. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM TWO

11'1" X 10'4" UPVC sealed unit double glazed windows. Built-in wardrobe with sliding door fronts. Central heating radiator. Quality fitted carpets.

EN-SUITE SHOWER ROOM

With low suite WC, a hand washbasin with vanity drawer underneath, and large shower enclosure having two chrome showerheads over. Grey ceramic wall and floor tiles. Chrome ladder radiator. Recessed LED ceiling spotlights. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM THREE

12'5" X 8'7" UPVC sealed unit double glazed window. Pleasant views towards surrounding fields and countryside. Alcove that is suitable for a free standing or fitted wardrobe. Central heating radiator. Quality fitted carpets.

BEDROOM FOUR

11'8" X 10'5" UPVC sealed unit double glazed windows. Built-in wardrobe with sliding door fronts. Central heating radiator. Quality fitted carpets.

BEDROOM FIVE

12'5" X 8'2" UPVC sealed unit double glazed window. Pleasant views towards surrounding fields and countryside. Central heating radiator. Quality fitted carpets.

HOUSE BATHROOM

Providing a quality contemporary four piece white suite comprising low suite WC, a hand washbasin with vanity drawer under, large shower enclosure with chrome thermostatic shower, and a separate panelled bath. Ceramic wall and floor tiling. Tall chrome ladder radiator. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

At the front elevation, the property enjoys a generous private driveway positioned directly in front of the double garage, together with a pleasant garden frontage featuring mature evergreens, an established tree, and a neat area of lawn.

To the rear, the large enclosed garden has been imaginatively landscaped to create a superb outdoor space. It includes a substantial stone flagged patio, a level lawn, well stocked and colourful flowerbeds, a greenhouse, and a fixed gazebo, providing an attractive setting for outdoor relaxation and entertaining guests. To the south, there are wonderful views of surrounding moorland and countryside in the distance.

COUNCIL TAX BAND

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

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: 01756 799993

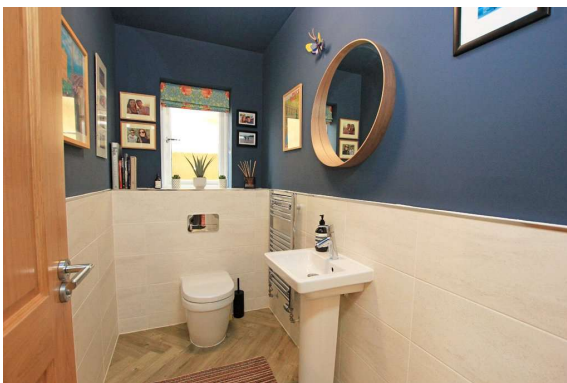
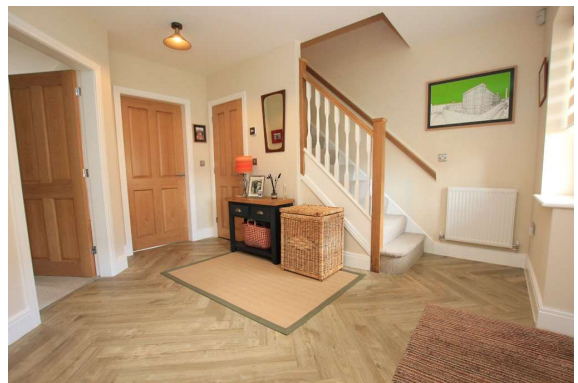
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information

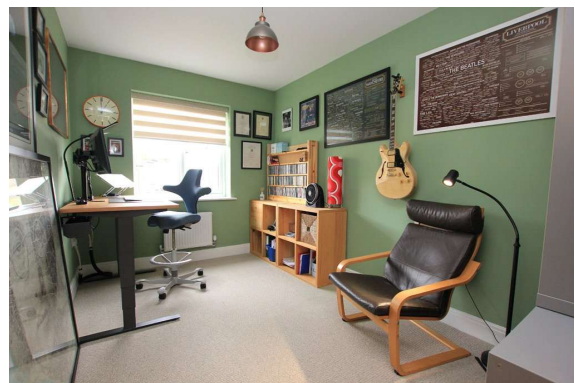
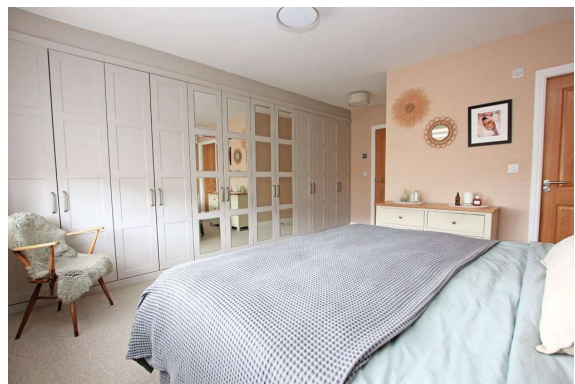
and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject 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: MGLEDHILL10826

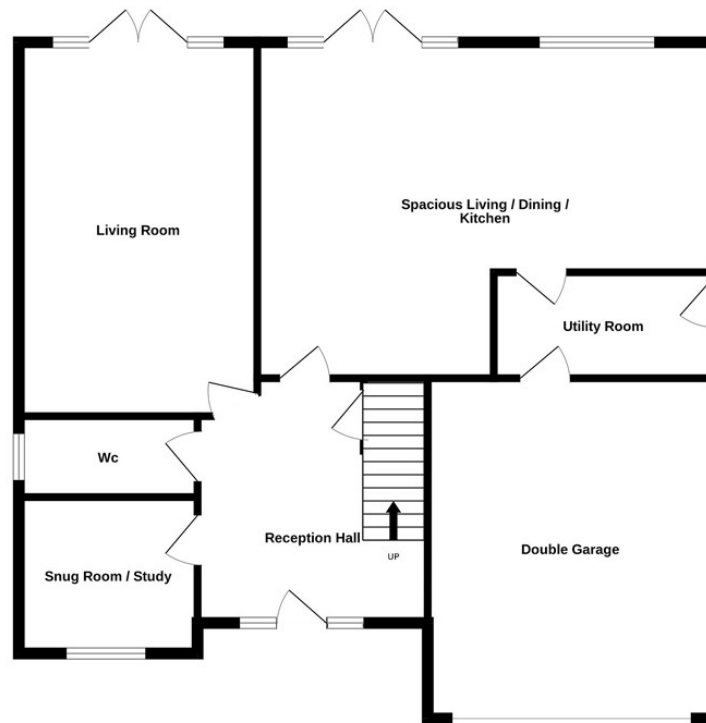
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



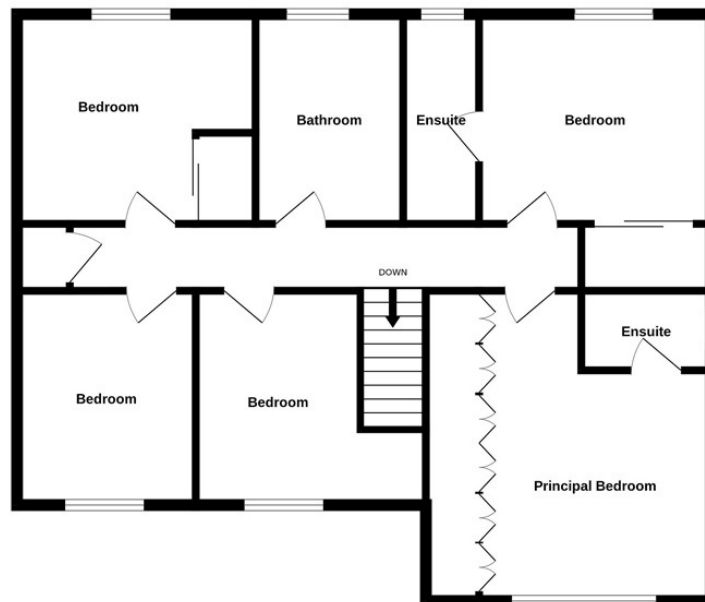




GROUND FLOOR



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.
Made with Metropix ©2026

Energy performance certificate (EPC)

26 Whernside Road SKIPTON BD23 1FX	Energy rating B	Valid until: 21 December 2032
		Certificate number: 9320-3112-0220-2922-8245

Property type	Detached house
Total floor area	178 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 A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 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.