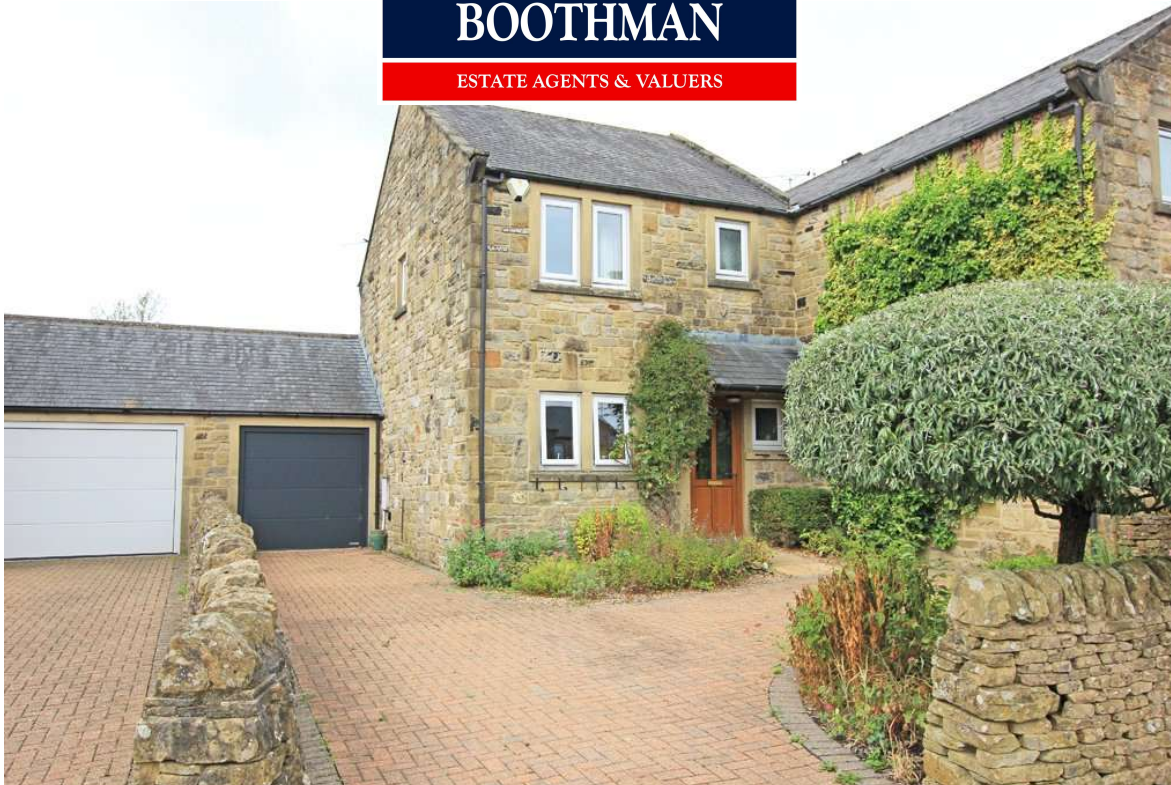


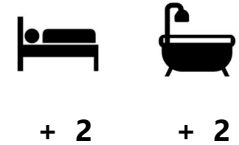
**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



41 Hammerton Drive, Hellifield, BD23 4LZ

Asking Price: £249,000



- Garage / workshop plus large private driveway for multiple vehicles.
- 'Chain free' and ready to move straight into.
- Excellent scope to update or personalise.
- Popular residential development in Hellifield.
- Very pleasant enclosed Garden at the rear.

A spacious two bed roomed semi-detached house with the benefits of an adjoining GARAGE / WORKSHOP, and a generous private driveway suitable for multiple vehicles, whilst being ideally situated within a very popular residential development in the well-connected village of Hellifield.



Beautifully constructed in natural stone, this well-maintained home offers generous and versatile accommodation throughout, perfectly suited for a small family, remote working or those seeking a low-maintenance modern property with excellent practicality.

41 Hammerton Drive is offered to the market chain free, ready to move straight into, while offering excellent scope for buyers to update or personalise to their own style over time. With mains gas central heating via a modern boiler, UPVC double glazing and quality fittings and fixtures throughout, this fantastic home briefly comprises:

Entrance hall. Downstairs WC. A spacious living / dining room with sliding patio doors out to the enclosed rear garden. Modern fitted breakfast kitchen with built-in appliances. Upstairs there is a landing with useful store cupboard. Two well planned bedrooms. The main bedroom is accompanied by an en-suite shower room. House shower room with walk-in shower enclosure. Outside the property provides private driveway parking and access to an adjoining garage / workshop. There is a very pleasant enclosed garden at the rear including stone flagged patio, well stocked flowerbeds, and established lawn.

Hammerton Drive forms part of this exclusive, well established development made up of quality homes and set just a short stroll away from Hellifield's everyday amenities including a shop, primary school, a doctor's surgery, a bus service and a railway station providing direct links to Skipton, Settle and beyond. The area is surrounded by stunning open countryside and lies within easy reach of the Yorkshire Dales National Park, making it a perfect base for those who enjoy both the convenience of a village lifestyle and the natural beauty of rural North Yorkshire. A wider range of shops and other amenities including excellent secondary schooling is available in the nearby towns of Settle (circa six miles) and Skipton (circa nine miles).

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Web: www.harrison-boothman.co.uk

Modern homes with generous private parking, garaging, gardens and village convenience are always in strong demand — early viewing is highly recommended. This fantastic residence is described in more detail:

GROUND FLOOR

ENTRANCE HALL

UPVC sealed unit double glazed entrance door. Central heating radiator. Woodgrain effect laminated flooring. Staircase leading up to the first floor.

DOWNSTAIRS WC

Low suite WC and a small hand washbasin. Cabinet underneath. Central heating radiator. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass. Woodgrain effect laminated flooring.

LIVING ROOM

15'6" X 14'4" UPVC sealed unit double glazed sliding patio doors lead out to the enclosed rear garden. Coal effect gas fireplace. Two central heating radiators. Useful store cupboard underneath the staircase. Fitted carpets.

BREAKFAST KITCHEN

11'2" X 8'4" Appointed with a range of fitted base and wall cupboard and drawer units in a cream finish. Downlights beneath wall units. Contrasting laminated worktop surfaces. One and a half bowl ceramic sink. Built-in stoves oven. Four ring NEFF ceramic hob. Concealed extractor fan. Integrated fridge / freezer. Integrated NEFF dishwasher. Plumbing for an automatic washing machine. UPVC sealed unit double glazed windows. Vinyl flooring.

FIRST FLOOR

LANDING

Linen cupboard housing the hot water cylinder. Loft hatch access. Central heating radiator. Fitted carpets.

BEDROOM ONE

15'6" X 10'7" (Both Maximum) UPVC sealed unit double glazed windows. Superb long distance views. Two central heating radiators. Woodgrain effect laminated flooring.

EN-SUITE SHOWER ROOM

Providing three piece white suite that includes low suite WC, pedestal hand washbasin, and shower enclosure with chrome thermostatic showerhead over. Ceramic wall tiling. Central heating radiator. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM TWO

9'6" X 8'7" UPVC sealed unit double glazed windows. Central heating radiator. Woodgrain effect laminated flooring.

HOUSE SHOWER ROOM

Low suite WC, a hand washbasin, and large walk-in shower enclosure. Ceramic wall tiling. Central heating radiator. Extractor fan. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

To the front elevation, the property enjoys a generous private driveway providing excellent off road parking, together with access to a single garage. The garage is currently divided to create two very useful store rooms, although the partition wall could easily be removed should future owners wish to reinstate full vehicular garage parking.

The rear garden can be accessed either from the garage or directly from the living room. Enjoying a favourable west facing aspect, it offers a very pleasant patio seating area, a lawn, and a variety of established plants and shrubs - an attractive and manageable outdoor space.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

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.

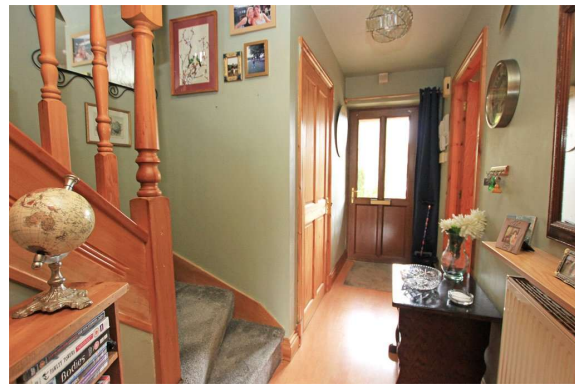
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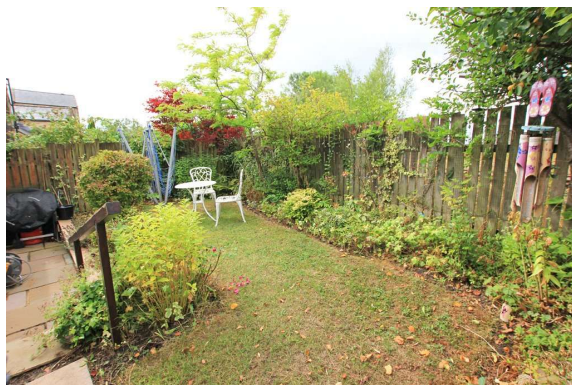
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

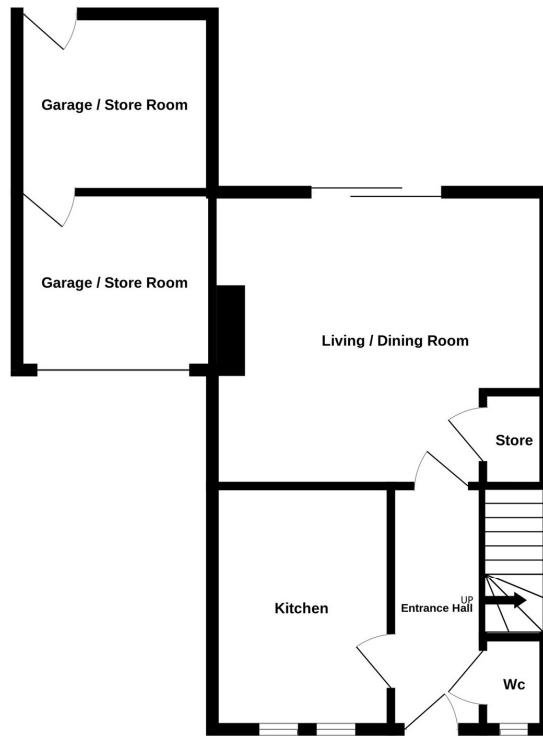
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

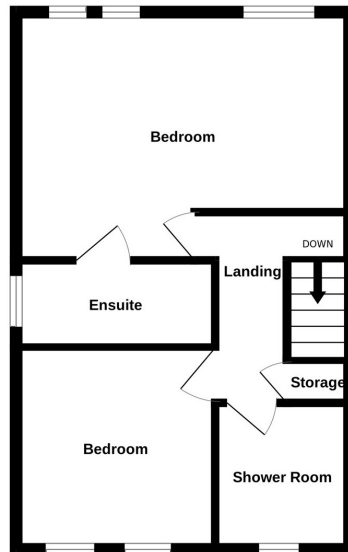




GROUND FLOOR



1ST FLOOR



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)

41 Hammerton Drive
Hellifield
SKIPTON
BD23 4LZ

Energy rating

C

Valid until: 7 August 2033

Certificate number: 0889-0075-7208-7887-5200

Property type Semi-detached house
Total floor area 76 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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