

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



36 Sackville Street, Skipton BD23 2PS
Asking Price: £227,500



+ 2

+ 1



- No Forward Chain
- Private Driveway
- Integral Garage
- Central Location
- Viewing Essential

This well appointed two double bedroomed stone inner townhouse provides well equipped accommodation imaginatively planned on three floors whilst being very conveniently located only minutes walking distance away from Skipton's town centre shops, amenities and services nearby.



With the advantage of a dedicated ground floor utility room, downstairs w/c with potential for a shower, private driveway parking, an integral garage with electric roller door and a useful out-building/store place. This excellent property benefits from gas central heating together with UPVC sealed unit double glazing and comprises briefly:

An entrance hall, an inner hall, a ground floor utility room, a downstairs WC and an integral garage. On the first floor is a living/ dining room and a fitted kitchen well-appointed with a range of wall and base units. Whilst on the second floor are two well-proportioned bedrooms and a house bathroom with a three-piece white suite including a shower over the bath. There is an enclosed flagged rear yard. At the front elevation there is a stone flagged driveway providing private parking. There is also an adjoining out-building/store place.

The incredibly 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

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Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

With much to commend it, the property is situated in an excellent convenient location and is offered with no forward chain. An internal inspection of this accommodation is strongly recommended, described in more detail below:

GROUND FLOOR

ENTRANCE HALL

With a timber entrance door. UPVC sealed unit double glazing.

INNER HALL

With a central heating radiator. Staircase to the first floor with a spindled balustrade. Built-in cupboard under the stairs. Recessed low voltage ceiling spotlights.

UTILITY ROOM

8'1" x 6'1" Providing a range of fitted base and wall cupboard units incorporating laminated worktop surfaces. Stainless steel sink with matching drainer. Plumbing for an automatic washing machine. Central heating radiator. Vinyl flooring.

DOWNSTAIRS WC

With a two-piece white suite comprising a pedestal hand wash basin with a tiled splash-back and a low suite WC. UPVC sealed unit double glazing. Vinyl flooring. Extractor fan.

FIRST FLOOR

OPEN PLAN LIVING ROOM AND DINING AREA

15'1" x 11'5" With UPVC sealed unit double glazed window. Marble fireplace with coal effect gas fireplace set on a marble hearth. Spindled balustrade. TV point. Central heating radiator. Timber rear entrance door.

FITTED KITCHEN

8'10" x 6'1" Well-appointed with a range of white fronted wall and base units incorporating contrasting granite effect laminated worktop surfaces. Built in electric oven. Four ring ceramic hob with concealed extractor fan above. UPVC sealed unit double glazed window. Vinyl flooring.

HALF LANDING

UPVC sealed unit double glazed window. Spindled balustrade. Staircase leading up to the second floor. Central heating radiator. Fitted carpets.

SECOND FLOOR

LANDING

With a central heating radiator. Fitted carpets. Access to the loft space.

BEDROOM ONE

11'09" x 10'3" (BOTH MAXIMUM) With UPVC sealed unit double glazing and a central heating radiator. Built-in store / wardrobe.

BEDROOM TWO

8'01" x 8'10" (BOTH MAXIMUM) With UPVC sealed unit double glazing providing views across Sackville Street and towards the moors in the distance. Central heating radiator.

HOUSE BATHROOM

Providing a quality three-piece white suite comprising a hand wash basin, a low suite WC, and a fitted bath including thermostatic shower over. UPVC sealed unit double glazed window incorporating privacy glass. Central heating radiator. Shaver point. Extractor fan.

OUTSIDE

At the front elevation of the house there is a level stone flagged driveway providing off road private parking for a vehicle. Providing access to the:

INTEGRAL GARAGE

19'6" x 8'5" With electric roller front garage door, light, power, cold water tap, UPVC sealed unit double glazing and a Baxi gas central heating boiler.

ADJOINING OUT-BUILDING/STORE PLACE

There is an enclosed flagged rear yard with boundary walling and wrought iron rails set back from Sackville Street. Stone staircase leading up to the first-floor entrance door.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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.

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.

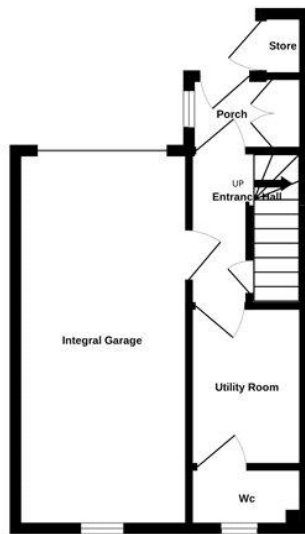
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT240826

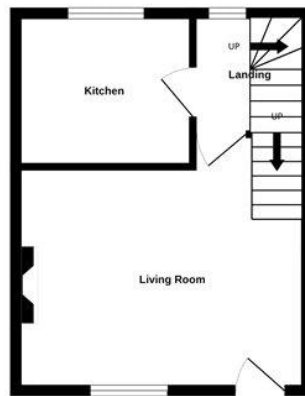
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



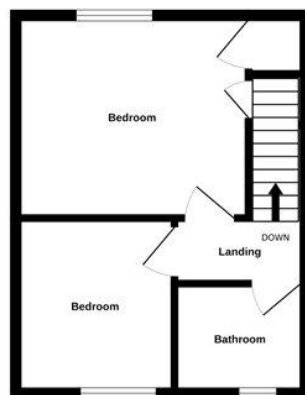
GROUND FLOOR



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)

36 Sackville Street SKIPTON BD23 2PS	Energy rating C	Valid until: 7 September 2036
		Certificate number: 0282-3066-9201-0836-2204

Property type	Mid-terrace house
Total floor area	67 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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.