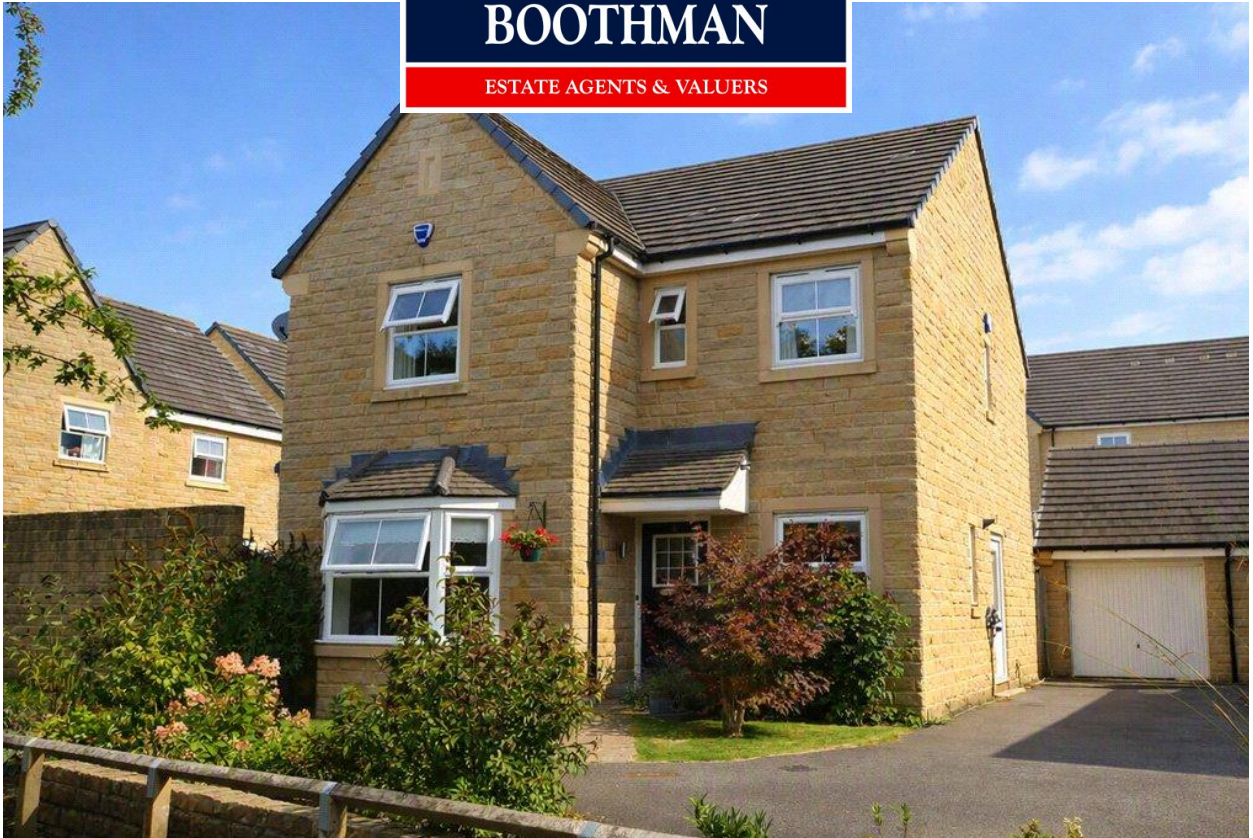


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



7 Close House Road, Skipton BD23 6DN
Asking Price: £575,000



+ 4



+ 2



- Outstanding four bedroom en-suite stone detached
- Beautifully presented and well equipped
- Superb level location only circa half a mile away from Skipton High Street
- Skipton Woods also nearby

This outstanding four bedroom ensuite stone detached property enjoys a superb level position set back from Harrogate Road, forming part of the exclusive Cornerfields residential development and lying only around half a mile from Skipton High Street.



Constructed to high standards in 2019 by Messrs Miller Homes Limited, with the remainder of a ten year warranty, this beautifully presented home includes a private driveway and integral garage providing secure parking, together with a dedicated ground floor study, a security alarm system and quality contemporary fittings and fixtures throughout.

Certainly providing an excellent opportunity and very strongly recommended indeed for inspection the advantage of a dedicated ground floor study, the property comprises briefly:

An entrance hall, a cloaks/WC, a study, a sitting room and a spacious living/dining kitchen which is superbly appointed with a quality range of stylish contemporary units including built-in appliances together with a side entrance hall/utility room. On the first floor is a master bedroom with an en-suite shower room, three further well-proportioned bedrooms and a bathroom with a quality contemporary white suite. There is an easily manageable lawned front garden including flowerbeds and bushes. A private tarmac driveway including an EV charger provides parking for two vehicles leading to the single garage. The enclosed established landscaped rear garden provides a very attractive feature including lawn, well stocked flower beds, small trees and a stone flagged patio offering very pleasant sitting out area.

This very desirable home is situated only a few minutes walking distance away from the beautiful Skipton Woods, an ancient area of woodland extending behind the spectacular medieval Skipton Castle following the natural valley of Eller Beck offering a wonderful habitat for birds and other wildlife whilst leading past the historic Springs Canal and directly down into the town centre itself.

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ESTATE AGENTS & VALUERS

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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' three days a week. The town offers an excellent mix of independent shops, pubs, and cafés 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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Benefitting from gas central heating and UPVC sealed unit double glazing, this family sized property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With a substantial composite and sealed unit double glazed front entrance door. Central heating radiator. Security alarm control. Staircase to the first floor. Tiled flooring.

CLOAKS/WC

With a quality two-piece white suite comprising a pedestal wash basin with a tiled splash-back and a low suite WC. UPVC sealed unit double glazing. Central heating radiator. Recessed LED ceiling spotlights. Complementary wall tiles and matching floor tiles.

STUDY

6'9" x 6'6" With UPVC sealed unit double glazing and a central heating radiator.

SITTING ROOM

14'10" (plus bay) x 11'10" With a UPVC sealed unit double glazed splay bay window taking advantage of the fine southerly views at the front beyond Harrogate Road. Double and single central heating radiators. Bespoke fitted display cabinetry.

SPACIOUS LIVING/DINING KITCHEN

23'3" x 12'7" (both maximum) Superbly appointed with a quality range of stylish contemporary units providing contrasting natural wood effect worktop surfaces having matched up-stands. Matching island unit also providing a breakfast bar with a recess for seating on one side. One and a half bowl composite

sink and drainer. Built-in split level Zanussi double oven. Hotpoint four ring ceramic hob having a backing plate and an extractor hood above in a stainless-steel finish canopy. Integrated fridge and freezer. Integrated Zanussi dishwasher. Tiled flooring. Double central heating radiator. UPVC sealed unit double glazing including matching twin French doors to the attractive enclosed rear garden. Recessed LED ceiling spotlights and LED pendant lighting. Deep built-in store place under stairs.

SIDE ENTRANCE HALL/UTILITY

6'09" x 5'05" With a fitted base unit and worktop matching those in the kitchen. Stainless steel sink and drainer unit. Concealed Potterton gas combination central heating boiler. Substantial composite and sealed unit double glazed external door to the side elevation.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing, a spindled balustrade, and a deep built-in store/linen cupboard. Loft ladder leading to useful, boarded loft space.

MASTER BEDROOM

15' x 11'10" With UPVC sealed unit double glazing providing fine southerly views beyond Harrogate Road. Central heating radiator. Fitted wardrobes with sliding mirrored fronts.

EN-SUITE SHOWER ROOM

With a quality contemporary white suite comprising a pedestal hand wash basin, a low suite WC and a large shower cubicle having a dual head thermostatic shower. Contrasting wall and floor tiling. Fitted mirror. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Recessed LED ceiling spotlights. Extractor fan.

BEDROOM TWO

12'4" x 9' With UPVC sealed unit double glazing and a central heating radiator.

BEDROOM THREE

10'9" x 9' With UPVC sealed unit double glazing and a central heating radiator.

BEDROOM FOUR

10'4" x 6'9" (plus recess) With UPVC sealed unit double glazing providing fine views beyond Harrogate Road. Central heating radiator.

BATHROOM

With a quality contemporary white suite comprising a pedestal hand wash basin, a low suite WC and a panelled bath with thermostatic shower and glass shower screen. Contrasting partial wall tiling. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Fitted mirror. Extractor fan. Recessed LED ceiling spotlights.

OUTSIDE

There is an easily manageable lawned front garden including flowerbeds and bushes.

A PRIVATE TARMAC DRIVEWAY

Provides parking for two vehicles and EV charger.

SINGLE GARAGE

19'6" x 9'10" with an up/over door, electric lights and electricity sockets.

The enclosed and established landscaped rear garden provides a very attractive feature - including lawn, well stocked flower beds, small trees and stone flagged patio offering very pleasant sitting out area.

Outside tap, lighting and electricity sockets.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold and there is currently an annual estate maintenance charge payable of £300.

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.

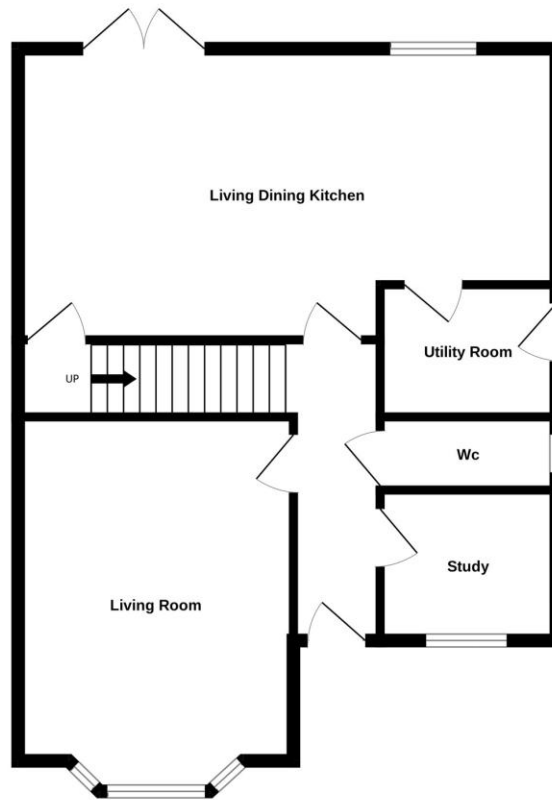
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

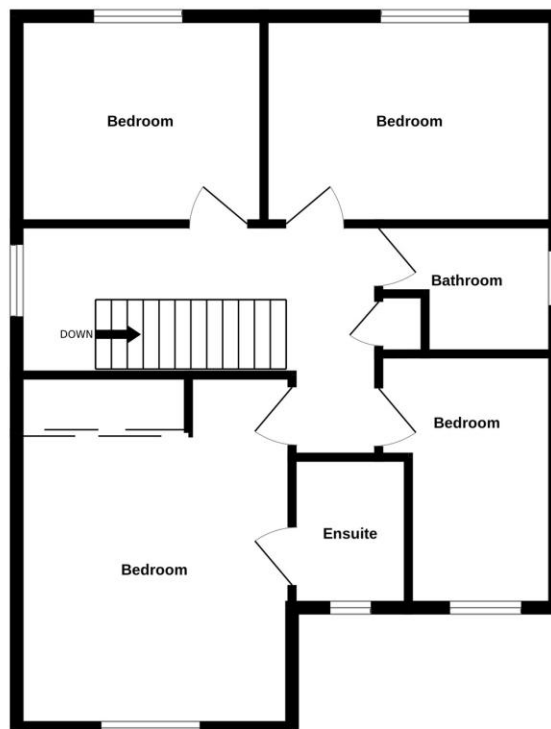




GROUND FLOOR



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)

7, Close House Road
SKIPTON
BD23 6DN

Energy rating

B

Valid until: 30 May 2029

Certificate number: 8501-7735-6980-1409-8976

Property type	Detached house
Total floor area	128 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.](#)

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		93 A
81-91	B	84 B	
69-80	C		
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.