

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



26 Hammerton Drive, Hellifield, BD23 4LZ

Asking Price: £325,000



+ 3

+ 2



- Three Bedroom plus GARAGE.
- Study / Snug Room.
- Excellent Location close to Village Amenities.
- Private Driveway Parking.
- Vacant / 'Chain Free'.

This truly outstanding and immaculately presented individual stone detached house provides well equipped three bedroomed en-suite accommodation of exceptional merit, which is very pleasantly standing in a highly regarded residential area only a few minutes walking distance away from Hellifield village centre amenities and services, including its train station nearby.



Equipped with mains gas central heating, UPVC sealed unit double glazing, a security alarm system, quality fittings and fixtures throughout together with a separate single garage and private driveway parking outside, this excellent family sized residence is very strongly recommended indeed for internal inspection, comprising briefly:

An entrance porch. An entrance hall. A downstairs WC/cloaks room. Spacious living room. Separate dining room. Well equipped fitted dining kitchen including built-in appliances. Study/snug room. On the first floor is a principal bedroom including an en-suite shower room. A landing with loft hatch access together with two further good sized bedrooms and a house bathroom providing a three piece white suite. There is an easily manageable front garden and a very pleasant rear garden that is stocked with established evergreens, trees, and flower beds. A block paved private driveway provides private car parking whilst also giving access to a garage enjoying light and power facilities.

Surrounded by beautiful open countryside close to the scenic Yorkshire Dales National Park, the very popular village of Hellifield is served by a variety of local everyday amenities including a general store and post office, a primary school, a Church, a public house, a doctors surgery, community events, a bus service, and the railway station.

The historic market towns of Skipton and Settle are both situated within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly having much to commend it, 26 Hammerton Drive is described in more detail below:

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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GROUND FLOOR

ENTRANCE PORCH

With sealed unit composite entrance door. UPVC sealed unit double glazed window. Central heating radiator. House consumer unit. Tiled flooring.

ENTRANCE HALL

Staircase to the first floor with a spindled balustrade. Built-in store cupboard under the stairs. Central heating radiator.

DOWNSTAIRS WC/CLOAKS ROOM

With a two piece white suite comprising a low suite WC and a pedestal hand wash basin including a tiled splash-back. UPVC sealed unit double glazing incorporating privacy glass. Central heating radiator. Extractor fan.

LIVING ROOM

16'4" X 11'5" Two UPVC sealed unit double glazed windows. Coal effect gas fireplace set above a black granite hearth. Central heating radiators. Fitted carpets. Open square archway through to the:

DINING ROOM

9'9" X 9' UPVC sealed unit double glazed windows. Central heating radiator. Fitted carpets.

FITTED DINING KITCHEN

17'3" x 9'10" (both maximum) Appointed with a range of fitted base and wall cupboard and drawer units in light woodgrain fronts. Complimentary laminated worktop surfaces. Stainless steel sink with matching drainer unit. Built-in Zanussi oven and grill. Four ring ceramic hob with stainless steel extractor canopy over. Integrated fridge and freezer. Integrated dishwasher. Plumbing and floorspace for an automatic washing machine. Ceramic wall tiles. Recessed ceiling spotlights. Two central heating radiators. UPVC sealed unit double glazing and UPVC sealed unit double glazed rear entrance door to the enclosed rear garden.

STUDY / SNUG ROOM

12'5" X 7'9" UPVC sealed unit double glazing. Central heating radiator. UPVC sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

Spindled balustrade. Central heating radiator.

PRIMARY BEDROOM

11'7" X 11'6" (Both Maximum) UPVC sealed unit double glazing. Central heating radiator. Built-in wardrobe with pine doors. Fitted carpets.

EN-SUITE SHOWER ROOM

Providing a quality three piece suite comprising low suite WC, a pedestal hand washbasin, and a large shower enclosure having thermostatic shower. Contrasting wall tiling. Central heating radiator. Shaver point. Extractor fan.

BEDROOM TWO

11'4" X 9'8" Another good sized double bedroom with UPVC sealed unit double glazing. Central heating radiator. Fitted carpets.

BEDROOM THREE

9'8" X 7'8" UPVC sealed unit double glazing. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

With low suite WC, a hand washbasin, and a panelled bath having a glass screen and a thermostatic shower over. Ceramic wall tiling. UPVC sealed unit double glazing. Central heating radiator. Built-in linen cupboard including the hot water cylinder.

OUTSIDE

There is an easily manageable front garden including a pebbled bed and stone flagged patio. Wrought iron gate and characterful stone boundary wall.

The enclosed rear garden is well planned with raised flowerbeds, mature small trees and evergreens, stone flagged pathways.

PRIVATE BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING IN FRONT OF:

SINGLE GARAGE

17'1" X 8'6" With an up/over garage door. Fluorescent light, pitched roof storage, power facilities. Pedestrian door access.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

Ref: MGLEDHILL9926

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.

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.

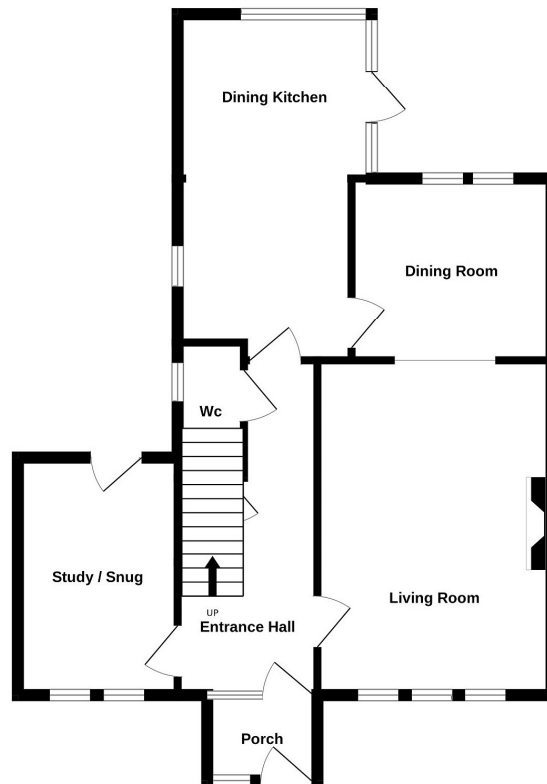
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



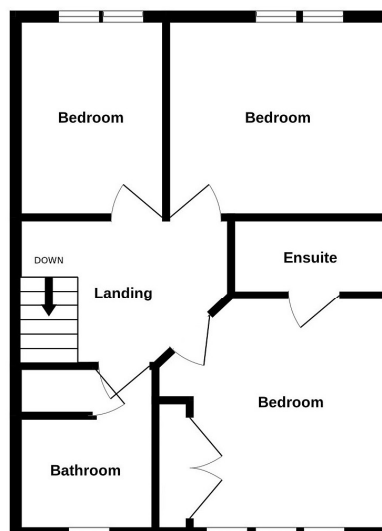




GROUND FLOOR



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)

26 Hammerton Drive
Hellifield
SKIPTON
BD23 4LZ

Energy rating

C

Valid until:

2 September 2036

Certificate
number:

1600-2077-0822-1600-3163

Property type

Detached house

Total floor area

106 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.](#)

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	70 C	74 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.