

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Hawthorne Close, Hellifield, BD23 4JS

Asking Price: £270,000



+ 4

+ 2



- Spacious Four Bed Accommodation.
- Generous Living Room with Juliet Balcony.
- Quality Kitchen including Appliances.
- Garage and Utility.
- Fantastic Garden providing a very appealing sitting-out space.

A spacious modern four bedroom townhouse with integral garage, private driveway parking and well planned flexible three-storey accommodation, ideally situated within a popular cul-de-sac location in the well-connected village of Hellifield.



Beautifully constructed in natural stone, this well-maintained home offers generous and versatile living space throughout, perfectly suited to families, remote working or those seeking a low-maintenance modern home with excellent practicality. The property includes four well-proportioned bedrooms and two bathrooms, with bright and adaptable living space arranged over three floors. 3 Hawthorne Close is summarized:

Entrance hall. Downstairs WC. Utility Room. Dining kitchen including integrated and free standing appliances. French doors in the dining kitchen open to the enclosed rear garden. On the first floor there is a landing with additional staircase up to the second floor. A spacious living room enjoying pleasant views. Double bedroom four. The second floor provides three well planned bedrooms. An en-suite shower room accompanies the primary bedroom. House bathroom with a modern three piece white suite. Externally, the property benefits from a private driveway, integral store / garage and colourful yet easy-to-maintain rear garden with stone flagged patio, established evergreens, and raised timber decking.

Further benefits include mains gas central heating and UPVC double glazing throughout.

Hawthorne Close forms part of this exclusive, well established cul-de-sac 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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Modern homes with this level of space, integral storage space and village convenience are always in strong demand — early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

UPVC sealed unit double glazed entrance door. Matching side window. Ceiling coving. Central heating radiator. Staircase leading up to the first floor. Store cupboard underneath the staircase. Oak flooring.

DOWNSTAIRS WC

Low suite WC and a small hand washbasin. Tiled splashback. Extractor fan. Vinyl flooring.

UTILITY ROOM

8'8" X 7'5" Fitted base cupboards having contrasting laminated worktop surfaces. Plumbing for an automatic washing machine.

DINING KITCHEN

15'4" X 9'7" Appointed with a quality range of fitted base and wall cupboard and drawer units in a white woodgrain finish. Black granite worktop surfaces. Matching upstands. Ceramic sink with drainer inset into the worktop. Belling range over with seven ring gas hob. Extractor fan. Integrated fridge. Integrated dishwasher. Downlights beneath wall units. Wall mounted Worcester Bosch gas combination boiler. Recessed ceiling spotlights. Central heating radiator. UPVC sealed unit double glazed window. UPVC sealed unit double glazed French doors leading out to the enclosed rear garden. Vinyl flooring.

FIRST FLOOR

LANDING

Spindled balustrade. UPVC sealed unit double glazed window. Central heating radiator.

SPACIOUS LIVING ROOM

16'6" X 15'5" (Both Maximum) Ceiling coving. Recessed ceiling spotlights. UPVC sealed unit double glazed window. Pleasant views towards surrounding countryside. UPVC sealed unit French doors open to a wrought iron Juliet balcony overlooking the rear garden. Coal effect electric fireplace set above a marble hearth with wooden surround. Fitted carpets.

BEDROOM FOUR

10'4" X 8'4" Ceiling coving. UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

SECOND FLOOR

HALLWAY

Loft hatch access.

BEDROOM ONE

11'5" X 9'5" UPVC sealed unit double glazed window. Central heating radiator. Built-in wardrobes. Fitted carpets. Access to:

EN-SUITE SHOWER ROOM

Three piece white suite comprising low suite WC, pedestal hand washbasin, and a shower cubicle with chrome showerhead over. Central heating radiator. Ceramic wall tiles. Deep store cupboard. UPVC sealed unit double glazed window incorporating privacy glass.

BEDROOM TWO

9'6" X 8'7" UPVC sealed unit double glazed window. Central heating radiator. Built-in cupboard. Fitted carpets.

BEDROOM THREE

11'2" X 6'4" (Both Maximum) UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

OUTSIDE

There is a private tarmac driveway providing off road parking at the front, leading to the:

INTEGRAL GARAGE

10'2" X 8'5" With up/over garage door. Light and power facilities.

At the rear the delightful enclosed garden provides a stone flagged patio and stone flagged pathways. Established colourful flowerbeds and small trees. Raised timber decking.

COUNCIL TAX BAND

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

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.

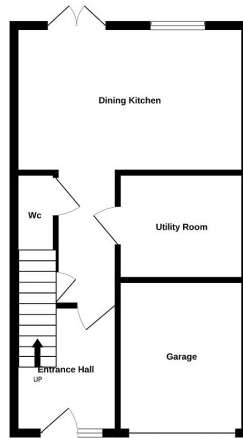
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

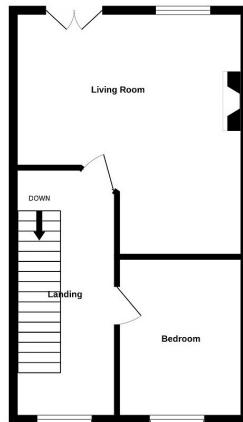




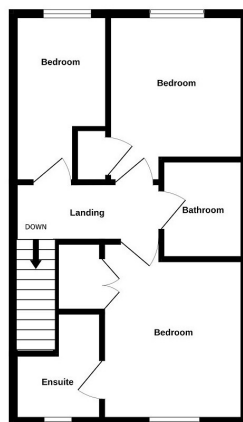
GROUND FLOOR



1ST FLOOR



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)

3 Hawthorn Close Hellifield SKIPTON BD23 4JS	Energy rating C	Valid until: 2 September 2036
		Certificate number: 0350-2787-5610-2006-1651

Property type	Mid-terrace 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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.