



14 Granville Street  
Skipton

wbw

# 14 Granville Street

Skipton, North Yorkshire, BD23 1QD

**Guide Price: £375,000**

## LOCATION

Situated in a prominent position in a popular residential area of the market town of Skipton, conveniently located approximately 1/2 a mile from the town centre with easy access to the railway station and Aireville Park. Skipton offers a wide range of shops, supermarkets, public houses and good primary and secondary schools and is often referred to as the "Gateway to the Dales".

## DESCRIPTION

14 Granville Street is a Victorian end terrace property of stone construction brimming with character and potential offering three bedroom accommodation over two floors. The property offers a generous reception room with period fireplace, a modern kitchen and a walk in shower room on the ground floor along with and three bedrooms on the first floor. The attic has been partially converted and the property has scope for extension. Outside there are gardens and yard areas to three sides and an attached single garage. Whilst the property is in need of some refurbishment it has been reroofed and re-wired in the last three years. Early viewing is recommended as this is bound to be a popular property.

The property briefly comprises:

Entrance Hall; Dining Room; Sitting Room open fire; Modern Kitchen; Utility Room; Ground Floor Walk In Shower; Landing; Three Bedrooms; Bathroom with separate shower; garden; yard and single garage.

## SERVICES

The property benefits from mains electricity, gas, water and drainage. The property is heated by a gas central heating system. None of the services have been tested and Purchasers are advised to make their own enquiries as appropriate.

## TENURE

The property is sold freehold with vacant possession upon completion.



Settle: approx. 15 miles   Leeds: approx. 27 miles   Keighley: approx. 11 miles   Colne: approx. 12 miles

**EPC**

The property has an EPC rating of E (45).

**COUNCIL TAX**

The property is in Council Tax Band "D". The normal charge for Band "D" properties in Skipton, North Yorkshire for 2025/2026 is £2,466.08.

**DIRECTIONS**

From Skipton head up the High Street to the top of town and turn left at the roundabout. After crossing the canal turn left onto the Water Street and proceed across the mini roundabout and up Gargrave Road. After the Grammar School turn right onto Brook Street and first right onto Granville Street. The property can be found on the right hand side and a "For Sale" board will be erected.

**WHAT3WORDS**

///escapes.resort.elect

**VIEWING ARRANGEMENTS**

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd.

**METHOD OF SALE**

The property is offered for sale by private treaty although the Vendors reserve the right to conclude the sale by any other method.

**OFFERS AND ENQUIRIES**

14 Granville Street is available for sale with a guide price of £375,000. To make an offer or for further information please contact Rachel Atkinson or Lisa Bickerton on 01756 692900 or by email;

rachel.atkinson@wbwsurveyors.co.uk

lisa.bickerton@wbwsurveyors.co.uk

Particulars prepared July 2025



Not to scale - for identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





Skipton Auction Mart

Gargrave Road

Skipton

North Yorkshire

BD23 1UD

Tel: 01756 692 900

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.