



**12 Badger Gate, Threshfield, Skipton, BD23 5EN**

**Asking Price £178,500**

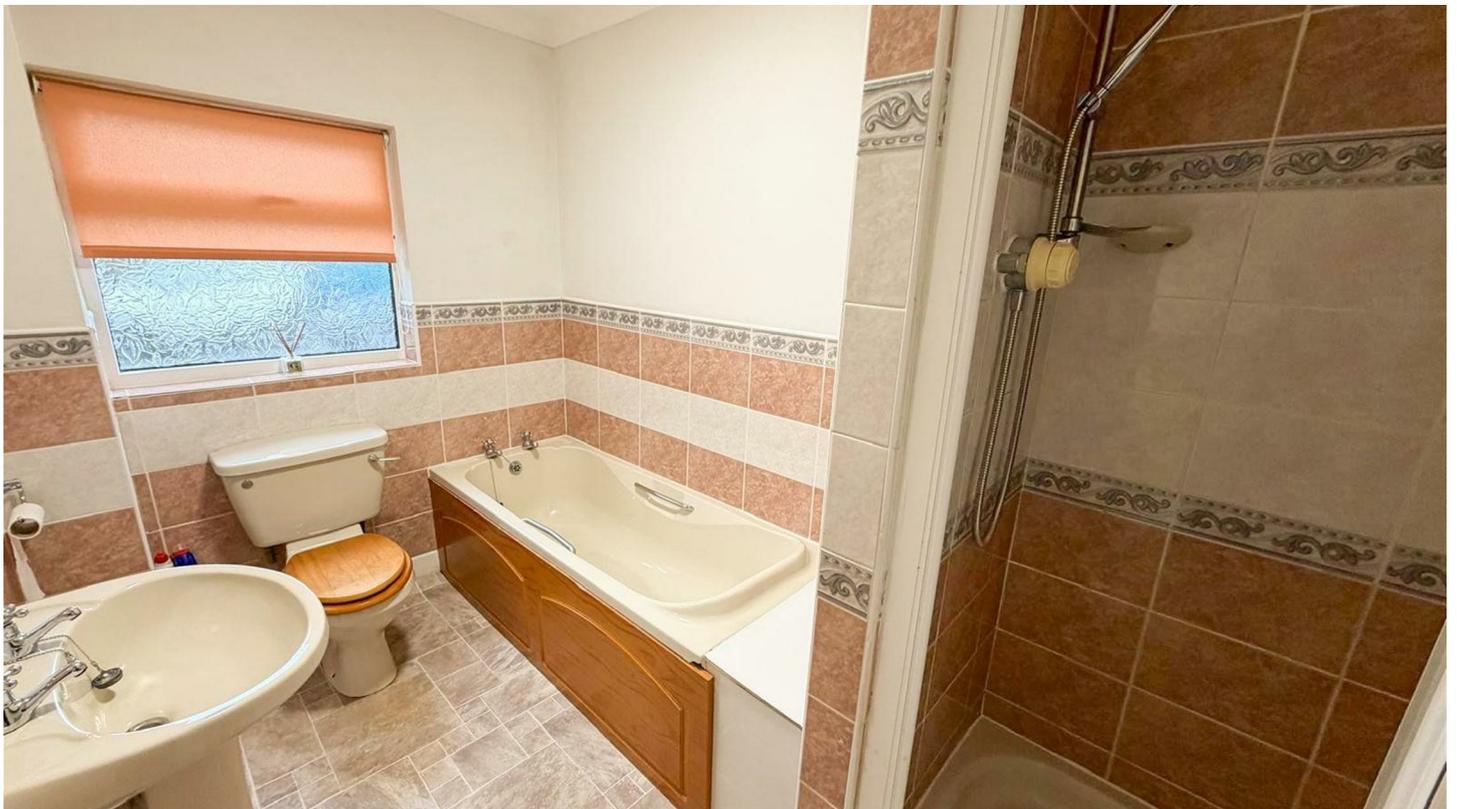
- ONE BED GROUND FLOOR APARTMENT
- CLOSE TO AMENITIES
- INVESTMENT OR RESIDENTIAL
- VIEWING A MUST
- GARAGE AND OFF STREET PARKING
- SOUGHT AFTER LOCATION
- VACANT POSSESSION

# 12 Badger Gate, Threshfield, Skipton, BD23 5EN

This well situated, ground-floor, one-bedroom apartment offers stylish and comfortable living in the heart of the picturesque Dales village of Threshfield. The property benefits from a garage, off road parking and access to attractively maintained communal areas. Blending modern convenience with timeless village charm, and presenting an outstanding opportunity for buyers seeking a permanent residence, holiday retreat, or investment property in one of the Yorkshire Dales' most desirable locations.



Council Tax Band: B



## **PROPERTY DETAILS**

This well situated, chain free, ground floor one-bedroom apartment offers comfortable and stylish living in the heart of the picturesque village of Threshfield, nestled within the stunning Yorkshire Dales National Park.

Featuring gas central heating, UPVC double glazing and cavity wall insulation with a neutral décor throughout, the property provides a warm and inviting atmosphere. The apartment includes a spacious entrance hallway with a large storage cupboard, a modern fully fitted kitchen with integrated oven, hob, and fridge/freezer, and plumbing for a washing machine. The bright and airy lounge offers a relaxing space to unwind, while the generous double bedroom ensures ample comfort. The modern bathroom is finished to a good standard, featuring both a separate shower and bath.

Outside, the property benefits from a single garage off street parking and well-maintained communal areas.

Threshfield is a sought-after village just nine miles from Skipton, surrounded by breathtaking countryside and offering a wonderful community atmosphere. Local amenities include a village store, welcoming pub, and excellent primary and secondary schools. The nearby town of Grassington provides a wider range of shops, cafés, and services, all within easy reach.

This appealing apartment combines modern convenience with village charm—an ideal home or investment opportunity in one of the Dales' most desirable locations.

## **ADDITIONAL INFORMATION**

Service charge £350 per annum for 2025 reviewed annually

Ground rent £25 per annum

Each of the 12 residents form the management company.

999 year lease from 1st January 1998



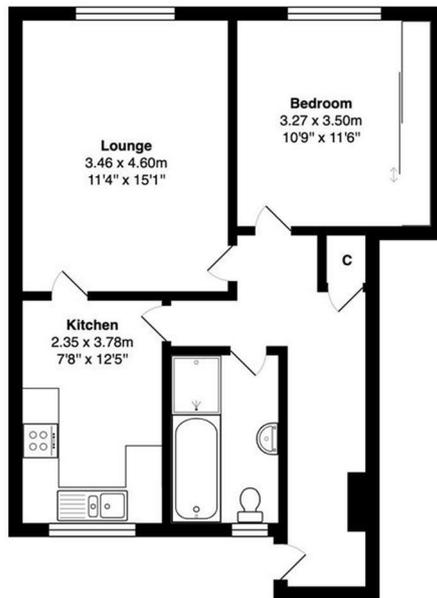
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>

All measurements are approximate and for display purposes only