



Hayton Court, Skipton, BD23 1DP

Asking Price £209,950

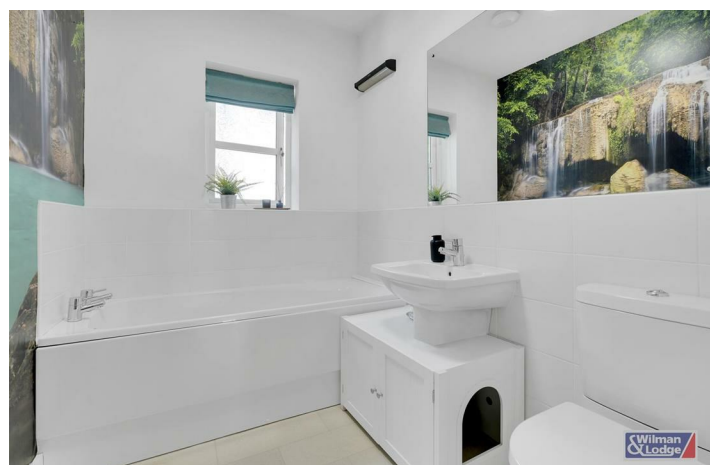
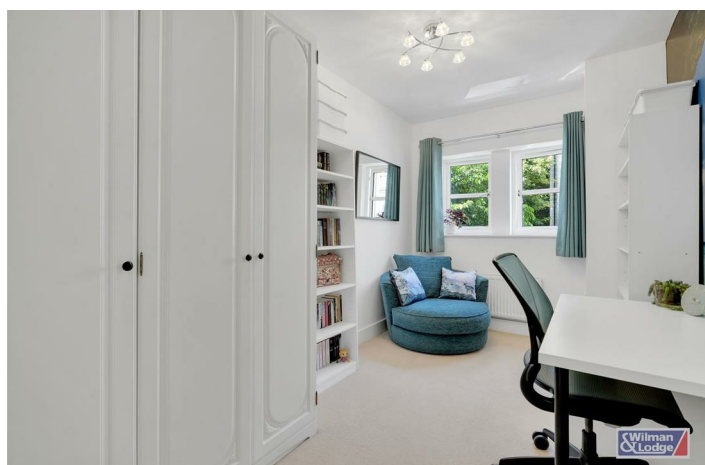
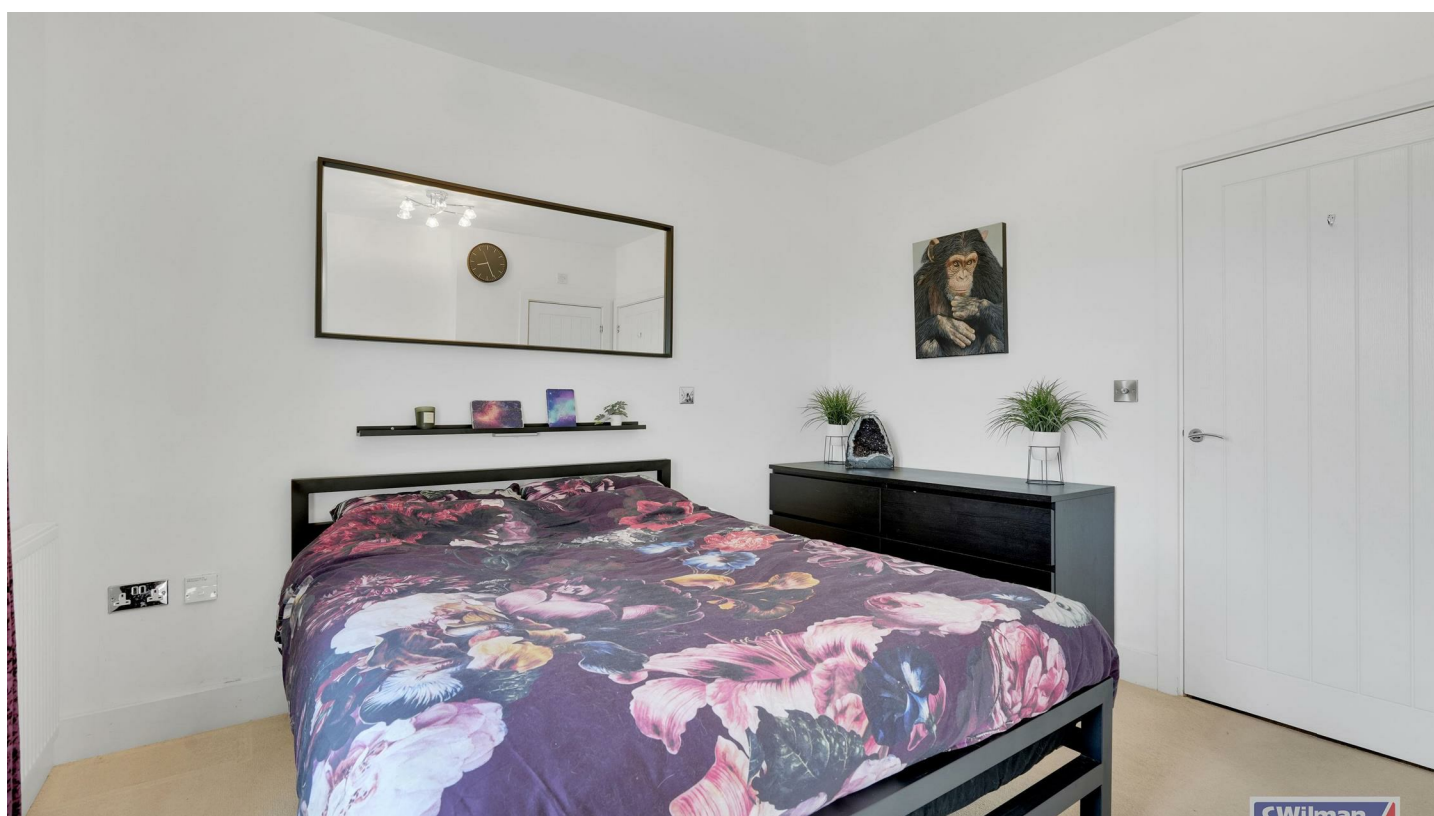
- SUPERB FIRST FLOOR APARTMENT
- SUNNY JULIETTE BALCONY
- MASTER BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- AVAILABLE AT 75% OF THE OPEN MARKET VALUE
- SUITS A VARIETY OF BUYERS
- TWO DOUBLE BEDROOMS
- DESIGNATED PARKING SPACE
- STUNNING OPEN PLAN LIVING
- SOUGHT AFTER LOCATION
- VIEWING A MUST

Hayton Court, Skipton, BD23 1DP

This BEAUTIFULLY PRESENTED, LIGHT-FILLED FIRST-FLOOR APARTMENT offers SPACIOUS AND SUPERIOR ACCOMMODATION, thoughtfully designed to meet modern lifestyle needs. Featuring TWO GENEROUS DOUBLE BEDROOMS and TWO HIGH-QUALITY BATHROOMS, this is a rare opportunity to secure an ELEGANT HOME AT AN EXCEPTIONAL PRICE.



Council Tax Band: B



PROPERTY DETAILS

An Excellent First-Floor Apartment with Exceptional Value and Stylish Living in the Heart of Skipton

This beautifully presented, light-filled first-floor apartment offers spacious and superior accommodation, thoughtfully designed to meet modern lifestyle needs. Featuring two generous double bedrooms and two high-quality bathrooms, this is a rare opportunity to secure an elegant home at an exceptional price.

Constructed in 2016 as part of an exclusive development of just eight apartments—two per floor—this stylish residence still benefits from the remaining 10-year NHBC warranty, offering peace of mind for the discerning buyer.

Upon entering the property via a well-maintained communal entrance hall, complete with intercom system and an open staircase, you'll find a spacious private entrance hall leading into the main accommodation. The heart of the home is a stunning open-plan living, dining and kitchen area, bathed in natural light and enhanced by a sunny Juliette balcony, perfect for relaxing or entertaining.

Both bedrooms are generously sized doubles, with the master bedroom benefiting from a stylish en suite shower room. A luxurious house bathroom completes the internal layout, offering high-end fittings and a contemporary finish.

Externally, the apartment enjoys a designated private off-road parking space along with visitor parking for guests situated on a private driveway for the block. Set within a purpose-built development overlooking a tranquil park, the location offers a wonderful combination of peaceful surroundings and vibrant local amenities. The entrance to the local Aireville Park is placed at the top of the driveway, giving easy access to this wonderful space.

Just a short walk from Skipton's bustling market square, you'll be perfectly positioned to enjoy an array of independent shops, cosy coffee houses, lively bars and excellent restaurants, alongside medical facilities, top-rated schools and outstanding transport links, with the property only a 5 minute walk from the train station.

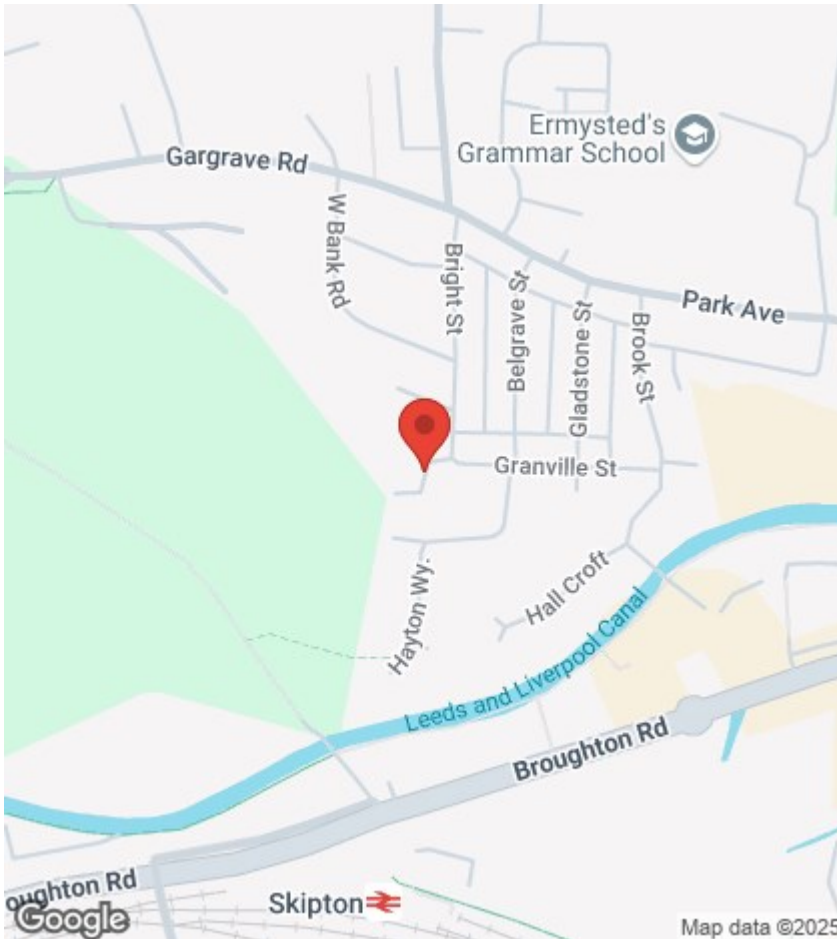
Whether you're a first-time buyer, a downsizer, or looking for a smart investment, this apartment presents incredible value for money, flexible ownership options and a prime location in one of North Yorkshire's most sought-after towns.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

ADDITIONAL INFORMATION

Available at 75% of the open market value (£157,462.50), with no rent payable on the remaining equity share, thanks to a Section 106 local occupancy agreement.

For those seeking long-term flexibility, there is also an option to purchase the remaining equity share (subject to conditions), and should 100% ownership be acquired, the local occupancy clause is removed.



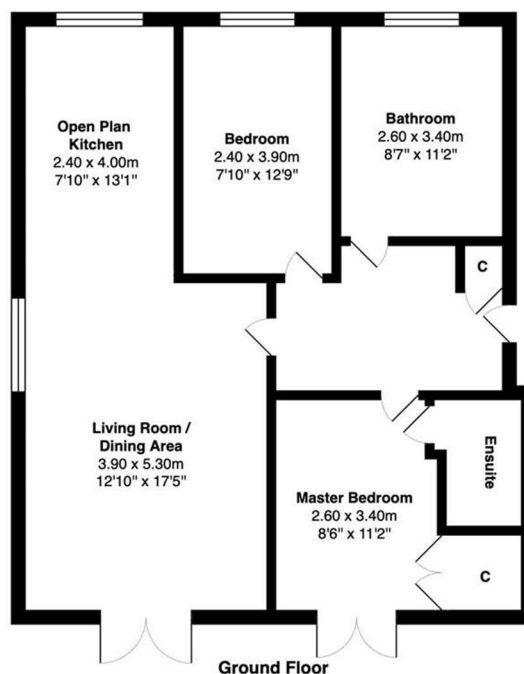
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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



Total Area: 74.0 m² ... 797 ft²

All measurements are approximate and for display purposes only