



Badger Gate, Threshfield, Skipton, BD23 5EN

Asking Price £199,950

- TWO BED FIRST FLOOR APARTMENT
- PRIVATE ENTRANCE
- EXCECCLLENT FTB/INVESTOR PROPERTY
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- SINGLE GARAGE
- LOW MAINTENANCE
- NO CHAIN
- SET IN YORKSHIRE DALES NATIONAL PARK
- VIEWING A MUST

Badger Gate, Threshfield, Skipton BD23 5EN

What an opportunity to acquire a SUPERB, CHAIN FREE, TWO-BEDROOM APARTMENT and own a small piece of the Dales National Park for under £200,000! Whether you desire an easily manageable, low-running residential home, a convenient getaway for weekends or an investment property for the residential or holiday let market, this is a must-see. The property is OFFERED IN EXCELLENT CONDITION with NEUTRAL DECOR AND CARPETS THROUGHOUT, boasting SPACIOUS LIVING ACCOMMODATION and SINGLE GARAGE. The unique feature of these apartments is that they all have their OWN ENTRANCE DOOR.



Council Tax Band: B



PROPERTY DETAILS

What an opportunity to acquire a superb, chain free, two-bedroom apartment and own a small piece of the Dales National Park for under £200,000! Whether you desire an easily manageable, low-running residential home, a convenient getaway for weekends or an investment property for the residential or holiday let market, this is a must-see. The property is offered in excellent condition with neutral decor and carpets throughout, boasting spacious living accommodation. The unique feature of these apartments is that they all have their own entrance door.

Upon entering, you'll find an entrance hall and a staircase leading to the accommodation. The spacious hallway opens up to a generous sitting room with views over the green and hills beyond. The well-equipped kitchen is superb, there are two bedrooms, one double, one single and a stylish bathroom. Residents have access to communal areas, and the property includes a good-sized single garage at the end of the adjoining properties.

Badger Gate is a small, select development comprising of high-quality stone-built detached, semi-detached, townhouses, and 12 apartments. Tucked away yet within easy walking distance of the centre, amenities include a superb convenience supermarket, local butchers, a flower shop with an excellent coffee shop – perfect for meeting friends for coffee and cake. Additionally, there is an excellent secondary school nearby.

The bustling village of Grassington is also within easy walking distance, offering an array of independent shops, coffee shops, bars, and restaurants. Throughout the year, various events provide opportunities for social engagement. The market town of Skipton, approximately 9 miles away, provides the nearest train link.

For those seeking an easily manageable home in this very special location, do not miss the chance to explore this property.

ADDITIONAL INFORMATION

999 year lease from 1st January 1998.

Service charge/ ground rent; Approx. £275 P/A to include buildings insurance and exterior maintenance.

All 12 leaseholders are part of their own freehold management company.



Viewings

Viewings by arrangement only. Call 01535 655212 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	75	75
(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