APARTMENT 101, FIRTH MILLS FIRTH STREET, SKIPTON, BD23 2FB

£215,000

CARLING JONES

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2 Bedroom Apartment located in Skipton

Nestled in the charming town of Skipton, this delightful apartment on Firth Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for couples or individuals seeking a peaceful retreat. The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

The property boasts two modern bathrooms, ensuring that both residents and visitors enjoy ample facilities. This thoughtful layout enhances the overall functionality of the home, making it suitable for a variety of lifestyles.

Skipton, known for its picturesque scenery and vibrant community, offers a range of local amenities, including shops, cafes, and parks, all within easy reach. The town is also well-connected, making it an excellent base for those commuting to nearby cities.

This apartment presents a wonderful opportunity for anyone looking to embrace the charm of Skipton while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental property, this residence is sure to impress. Don't miss the chance to make this lovely apartment your new home.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

Built in 1877 by one of the founding members of the Skipton Building Society, the mill has played an important role in Skipton's rich history and heritage. The redevelopment was completed to the highest standards in late 2017 consisting of 32 one and two bedroom loft apartments, each benefiting from private balconies and terraces along with secured allocated parking. Candelisa Limited, a multi award winning and leading UK/international development company were the architects behind this truly fantastic conversion.

The accommodation with electric heating and double glazing, with approximate room sizes comprising:

Main Entrance

With communal seating. Individual post boxes. Access to garage parking and staircase leading up to the first and second floor.

Apartment Entrance Hall

With electric radiator. Deep built-in utility/store cupboard including the hot water cylinder and plumbing for an automatic washing machine.

Living Area

16'11 x 13'10 max

This inviting living and dining area is bright and spacious, featuring a large window with black framing that allows natural light to flood the space. The room benefits from warm-toned wooden flooring. Soft wall-mounted lights enhance the cosy atmosphere, while neutral walls provide a calm and fresh backdrop.

Kitchen Area

14'6 x 8'0

The kitchen is sleek and modern with a smooth, grey gloss finish on the cabinetry, complemented by clean white work surfaces. An integrated oven, hob, dishwasher along with a tall fridge freezer, offer practical appliances. Under-cabinet lighting brightens the workspace, and the wood-effect flooring continues from the living area, tying the spaces together.

Bedroom 1

13'10 x 8'8 max

This well-presented bedroom, large window with classic black framing allows plenty of natural light to fill the room. The neutral décor and soft carpet create a restful and comfortable environment.

Ensuite

Contemporary three piece suite comprising; low suite wc, hand basin with vanity unit and walk-in shower with thermostatic shower over. Heated towel rail and fully tiled walls and floor.

Bedroom 2

13'10 x 8'11 max

A second bedroom, equally bright and airy. The large window with black grid framing provides a pleasant view and ample daylight. The light carpet and simple, clean décor make this room versatile for use as a guest room or home office.

Bathroom

The bathroom is fitted with modern fixtures including a white bathtub with an overhead shower and glass screen. The walls are fully tiled in a warm beige tone, and a sleek black vanity unit with a washbasin adds contrast. A large mirror above the sink enhances the sense of space and light, while the concealed cistern toilet completes the contemporary finish. Heated towel rail.

Balcony

The balcony offers a sheltered outdoor space with wooden decking and stone walls, providing a pleasant spot to enjoy fresh air.

Car Parking

Private allocated car parking space within the secure gated under croft parking area.

Council Tax & Tenure

Council Tax Band: C

Tenure: The property is Leasehold under the remainder of a 999 year lease dated 1st January 2017. We have been informed the current service charge is £1418.52 per annum and covers buildings insurance, communal electrics (hallway and garage lighting), communal maintenance including the upkeep of the parking area and dustbin store. In addition there is an annual ground rent of £250. As an owner of an apartment you will have a share in the Management Company, Firth Mills Management Company Limited.

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

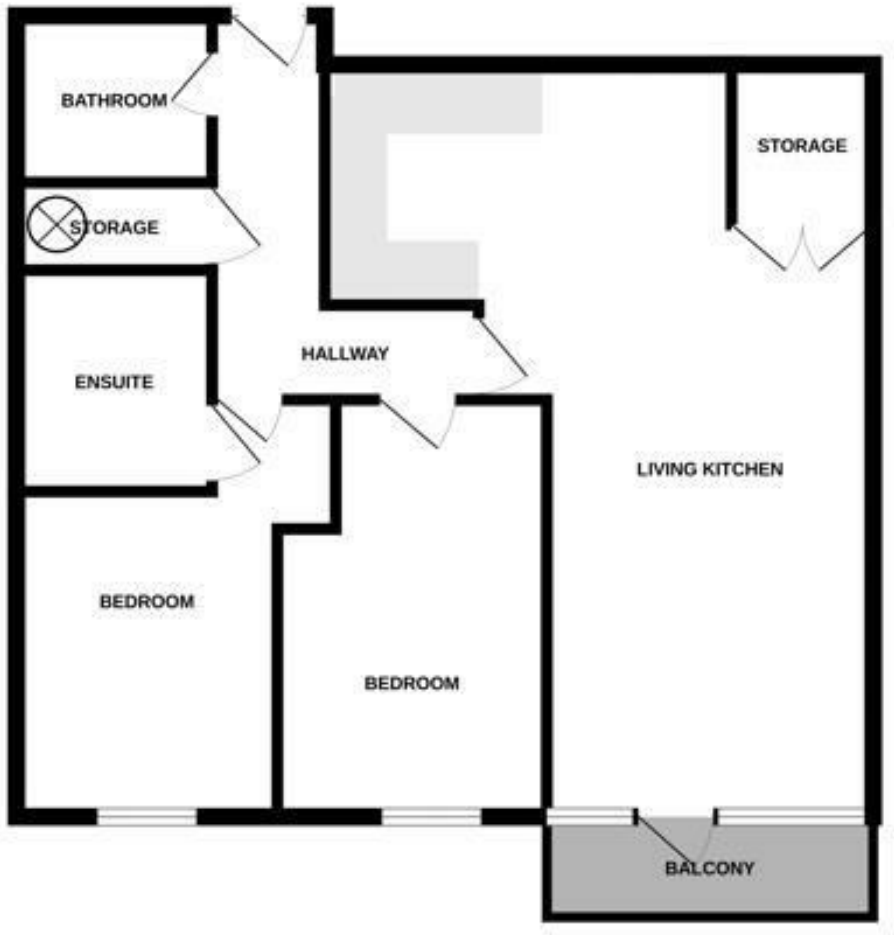
Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

GROUND 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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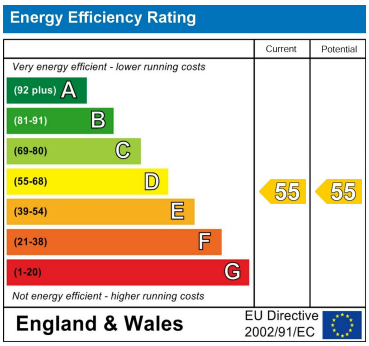
Council Tax Band

C

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk
https://carlingjones.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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