



48 ALEXANDRA COURT, SKIPTON, BD23 2RG

£134,995

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 2 Bedroom Apartment located in Skipton

Well presented first floor two bedroom apartment with communal parking. Located level walk from Skipton Town Centre, this property is perfect for an investor or somebody downsizing.

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

## Ground Floor

### Entrance Hall

UPVC entrance door with stairs leading to the first floor.

### Living Room

15'2 x 12'3

Spacious room with window to front elevation.

### Kitchen

9'0 x 6'8

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Stoves gas cooker, space for fridge freezer and plumbing for washing machine. Extractor fan and spotlighting.

### Inner Hall

Cupboard housing hot water tank.

### Bedroom One

12'5 x 10'2

Double room with window to front elevation.

### Bedroom Two

10'2 x 9'10

Double room with window to rear elevation.

### Bathroom

Three piece suite comprising; wc, hand basin and bath with electric shower over. Part tiled walls, extractor fan and vinyl flooring.

### Outside

There is one private allocated parking space.

### Tenure & Service Charge

The property is LEASEHOLD on the remainder of a 999 year lease from 1985. The ground rent is £25 per annum and residents share the cost of any communal maintenance, if required (the current owner hasn't needed to pay any in the 10 years of ownership).

### Council Tax Band

Council tax band B.

### 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



## FIRST FLOOR

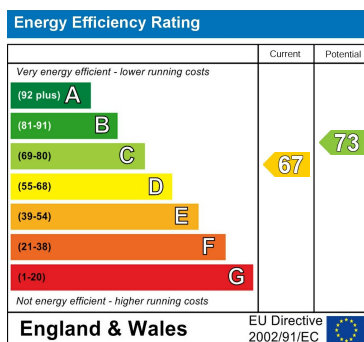


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**B**

Energy Performance Graph



Call us on

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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.