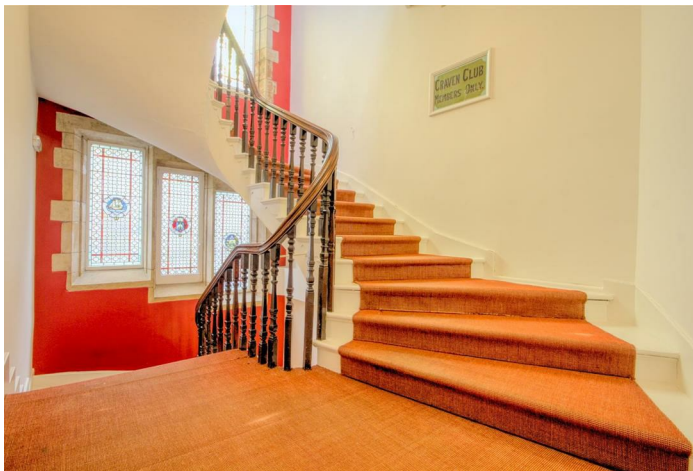




Apartment (EPC Rating: D)

APARTMENT 5 SHIP CORNER, SWADFORD STREET, SKIPTON, BD23 1QZ

£132,500



CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

Located in a central position at the end of Skipton high Street, this second floor apartment is located in the former Ship Hotel and comprises a living room and open modern kitchen with integrated appliances, two double bedrooms and bathroom. The apartment also benefits from underfloor heating

LOCATION

The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities. Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

DESCRIPTION

Situated in a central position at the end of Skipton High Street, this second floor apartment is located in the former Ship Hotel and comprises an open plan living room and modern kitchen with integrated appliances, two double bedrooms and bathroom. The apartment also benefits from underfloor heating. In more detail the apartment comprises:

ENTRANCE HALLWAY

With doors leading to the living room, both bedrooms and bathroom.

OPEN PLAN LIVING ROOM / KITCHEN

4.81m x 4.44m (15'9" x 14'6")

Open plan room comprising both living area and kitchen, with decorative ceiling coving and one large window overlooking Swadford Street. The kitchen area comprises a range of fitted units with timber effect laminate work surfaces. 1.5 bowl stainless steel sink with mixer tap, integral high stainless steel eye-level Russel Hobbs microwave and Neff Stainless steel fan oven, integrated Neff dishwasher and integrated fridge-freezer. Lamona four ring black glass hob under a stainless steel Neff chimney style extractor hood. Concealed modern hot water heater and underfloor heating.

BATHROOM

Comprising a white panel bath with thermostatic shower over and glazed shower screen, dual flush close couple WC and

pedestal wash hand basin. Black mermaid boarding above the bath with white wall tiling to dado height elsewhere and floor tiles. Chrome ladder style tower rail and extractor fan. Under floor heating.

BEDROOM 1

3.94m x 3.32m (12'11" x 10'10")

Double bedroom with large window overlooking Keighley Road and underfloor heating.

BEDROOM 2

3.45m x 2.46m (11'3" x 8'0")

Another double bedroom with ceiling coving and window overlooking Swadford Street. Underfloor heating.

VIEWING

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

TENURE

The property is held by way of a 250 year lease less one day from 28 November 2005. Currently the service charge is £1,750 per annum. Further details are available upon request from the selling agent.

COUNCIL TAX

Council tax band: C

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 AND DISCLAIMER

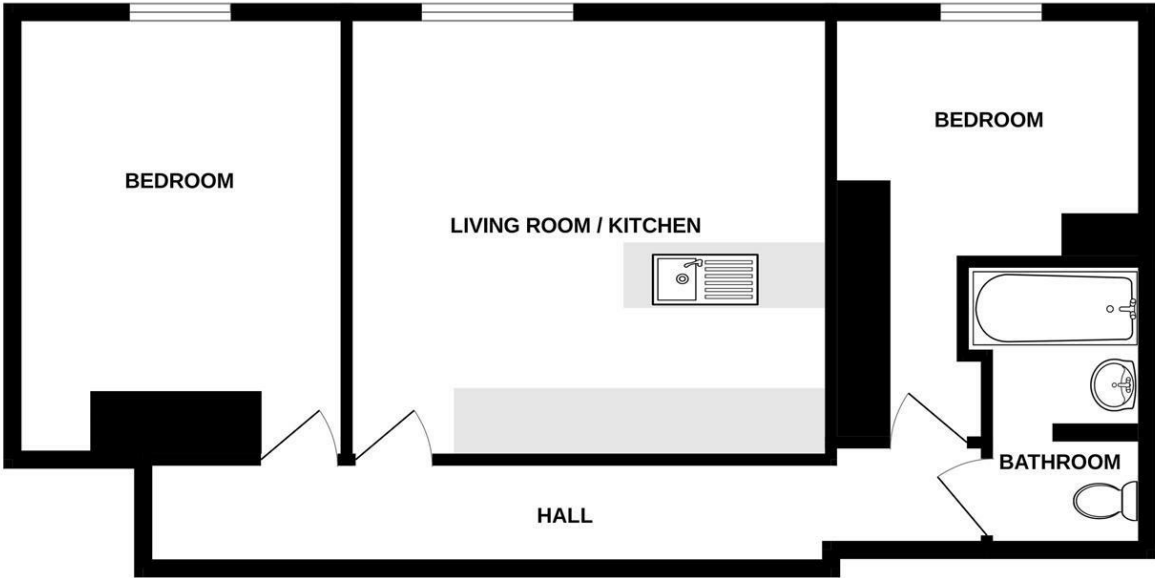
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

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.



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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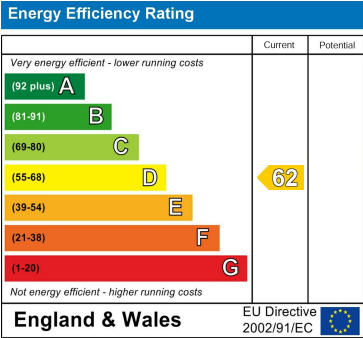
Council Tax Band

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Energy Performance Graph

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<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.