





2 ST. STEPHENS PLACE, SKIPTON, BD23 1FU

£299,000

CARLING JONES

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2 Bedroom Apartment located in Skipton

Nestled in the charming town of Skipton, St. Stephens Place offers a delightful duplex apartment that is perfect for those seeking a comfortable and convenient living space. This well-appointed property features a welcoming reception room, ideal for relaxing or entertaining guests. With two spacious bedrooms. An award-winning design LABC BEST RENNOVATION AWARDS 2022.

Skipton itself is known for its picturesque scenery and vibrant community, providing a range of local amenities, shops, and eateries just a stone's throw away. The town is also famous for its historic castle and beautiful canal, offering plenty of opportunities for leisurely strolls and outdoor activities.

This apartment at St. Stephens Place is an excellent choice for anyone looking to enjoy the charm of Skipton while benefiting from a comfortable and modern living environment. Whether you are a first-time buyer, a couple, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely apartment your new home.

Skipton

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.

Original main entrance door, accessed from Gargrave Road. Substantial inner door. Intercom entry panel.

Living Dining Area

21'6 x 11'5

This elegant reception room is a welcoming space that effortlessly combines the dining and seating areas. Its herringbone wood-effect flooring adds warmth, while the large windows allow plenty of natural light to fill the room.

Kitchen Area

8'2 x 7'1

The kitchen is compact and efficiently designed with contemporary cabinetry in a deep navy blue shade. It boasts integrated AEG appliances including an oven, a vent hood, fridge freezer, dishwasher as well as a sleek, quartz countertop that wraps around the space in an L-shaped layout. The kitchen benefits from a window above the sink, providing natural light and a view outside, maintaining a bright and airy feel despite its size.

Utility Room/WC

This practical utility room has plumbing for washing machine beneath a long countertop, offering useful workspace and storage. The walls are partially tiled in neutral tones, harmonising with the wood-effect flooring that continues throughout the home. The room is well lit and includes shelving and cubby storage units, keeping essentials organised and easily accessible in a neat, functional space. Low suite WC and hand basin.

Hallway

The hallway provides a bright and airy introduction to the home, featuring white-painted woodwork and contrasting dark wood-effect flooring. The staircase to the upper floor is fitted with a neutral carpet, and the space is decorated with plants and artwork, lending it a welcoming character. Natural light filters through a window nearby, accentuating the clean, fresh feel of this entrance area.

Landing

This landing stands out with its striking arched window which bathes the space in natural light and offers views of the street below. The white-painted ceiling beams and walls create a bright and open atmosphere, while a few plants add a touch of greenery, enhancing the peaceful feel of this upper-floor area.

Bedroom 1

11'2 x 9'2

Double bedroom with the ceiling showcasing painted white beams adding character.

Bedroom 2

10'3 x 8'9

A second double bedroom offering a peaceful retreat. White painted beams overhead add charm, and the neutral carpet and light walls.

Bathroom

The bathroom is fitted with modern fixtures including a bathtub with a glass shower screen, a wall-mounted toilet, and a sleek vanity basin with storage beneath. The walls are stylishly tiled in a warm, neutral palette, and a large mirror above the basin enhances the sense of space and light in this practical yet pleasant room.

Private Garden

There is a charming courtyard paved with stone slabs, featuring various potted plants and greenery that soften the space. The courtyard is enclosed by the property's stone walls and provides a quiet, sheltered outdoor area ideal for container gardening or enjoying fresh air in a private setting.

Communal Garden

There is a designated private parking space. Additional visitor car parking spaces. Access to the tranquil communal gardens predominantly planned over two levels, with lawn and a small stone flagged patio area. To the upper level there is a communal allotment.

Council Tax & Tenure

Council Tax Band: C

Tenure: The tenure for this property is leasehold and is on the remainder of a 999 year lease dated 1st January 2020. We have been informed the approximate service charge for the apartment is £2000 per annum and covers building insurance, communal electrics consumption (hallway lighting), communal gardens and road.

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.

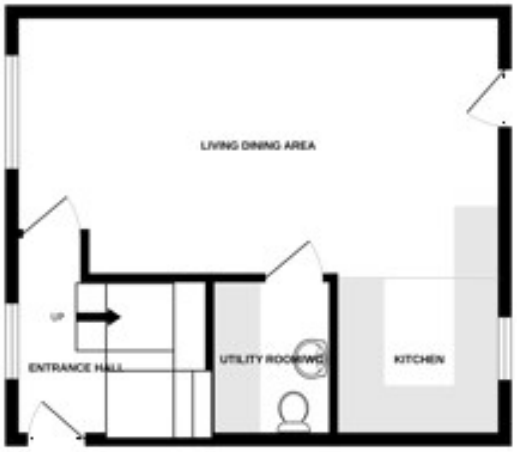
Viewings

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

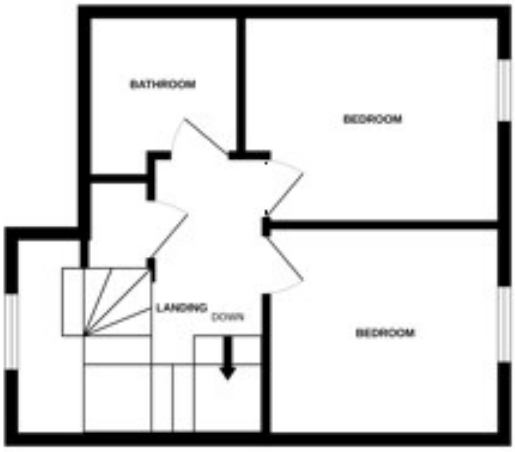




GROUND FLOOR



1ST FLOOR

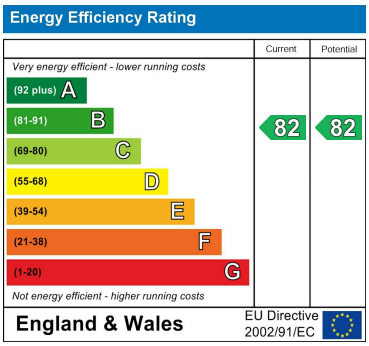


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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.

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