



6B WEST BANK ROAD, SKIPTON, BD23 1QT

£159,950



# 1 Bedroom Apartment located in Skipton

Nestled in the charming town of Skipton, this delightful apartment on West Bank Road offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The apartment features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the apartment maximises space, creating an inviting atmosphere throughout.

Located in a vibrant area, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a lively community. Skipton is renowned for its picturesque scenery and rich history, offering a delightful backdrop for everyday living.

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 apartment is sure to impress. Do not miss the chance to make this lovely space 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.

## Communal Entrance Hallway

Shared with apartments 6C and 6D - includes substantial original external door having stained and leaded top light. Mosaic period flooring. Fire alarm control panel. Multi-paned access door to the:

## Private Hallway

With two central heating radiators. Dado rails. Wall light points. Deep built-in store cupboard. Built-in floor to ceiling pine store cupboards. UPVC sealed unit double glazed window.

## Living Room

16'7 x 14'1

Light and inviting, the living room features a large bay window that floods the space with natural light, highlighting the charming fireplace with a decorative surround. The room offers a comfortable setting with neutral tones that create a warm and welcoming atmosphere, ideal for relaxing or entertaining.

## Kitchen

8'9 x 8'7

The kitchen is well-equipped with fitted white cabinetry and a tiled backsplash in a checked pattern, complementing the tiled flooring. It includes built-in appliances and a washing machine, with a bright window providing excellent daylight and views to the rear outside space.

## Bedroom

15'4 x 12'6

This generous bedroom is bright and spacious, featuring large windows that let in plenty of natural light. It benefits from built-in wardrobes that offer excellent storage and has a calm, neutral décor that enhances the peaceful feel of the room.

## Bathroom

The bathroom is fitted with a classic white suite including a bath with an overhead shower, a pedestal basin, and a toilet. It has white tiling with a decorative black and white border, and a frosted window that provides natural light while maintaining privacy.

## Council Tax & Tenure

Council Tax Band: B

Tenure: This property is LEASEHOLD. On the remainder of a 999 year lease that commenced November 1982. There is a residential management committee comprising the owner/occupiers of the respective apartments which share the liability for maintenance and the buildings insurance annually. There is no ground rent or service charge.



#### 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

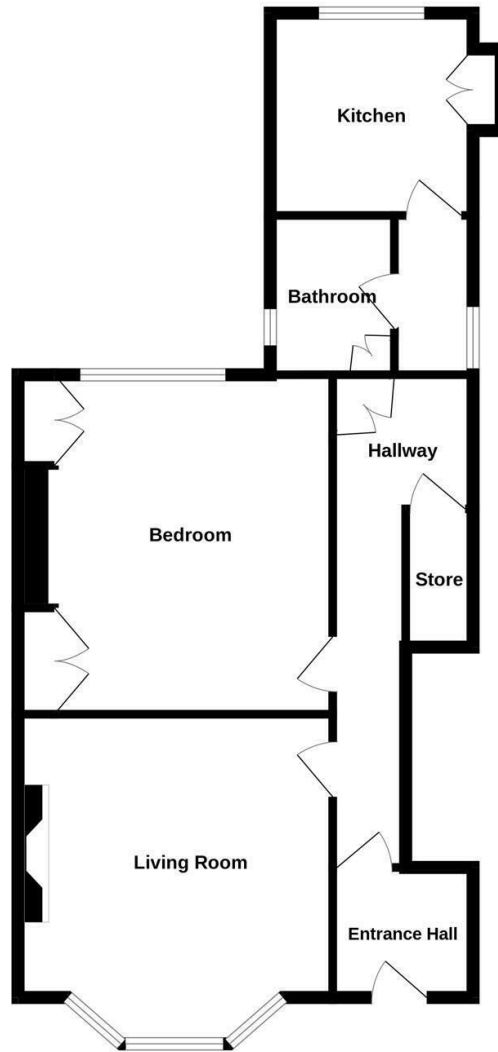
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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

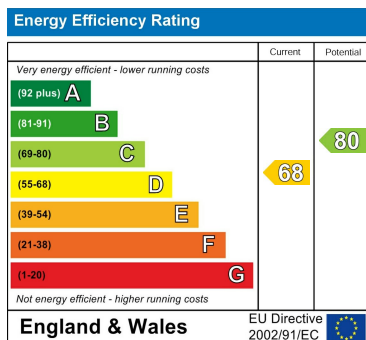


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

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.

