



**3 THE FARM KEIGHLEY ROAD, SKIPTON, BD23
2QT**

£89,950



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1 Bedroom Apartment located in Skipton

Well presented one bedroom ground floor apartment located in the popular town of Skipton. Perfect for some downsizing, first time buyer or investor alike.

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.

With electric heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hallway

With matted footwell, electric heater and access to cellar.

Living Room

13'5 x 12'7 max

With electric fire, electric heater and useful cupboard.

Kitchen

8'3 x 6'5

Range of wall and base units with laminate worktops, stainless steel sink unit and tiled splashback. Space for fridge freezer, electric oven, ceramic hob, extractor fan and plumbing for washing machine. Vinyl flooring.

Bedroom

10'5 x 8'10 max

Electric heater.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Vinyl flooring and extractor fan.

Cellar

Useful private storage cellar with light.

Council Tax & Tenure

Tenure: The property is held by way of a 125 year lease with approximately 94 years remaining. The service charge is currently approx. £480.00 per annum.

Council Tax Band: A

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

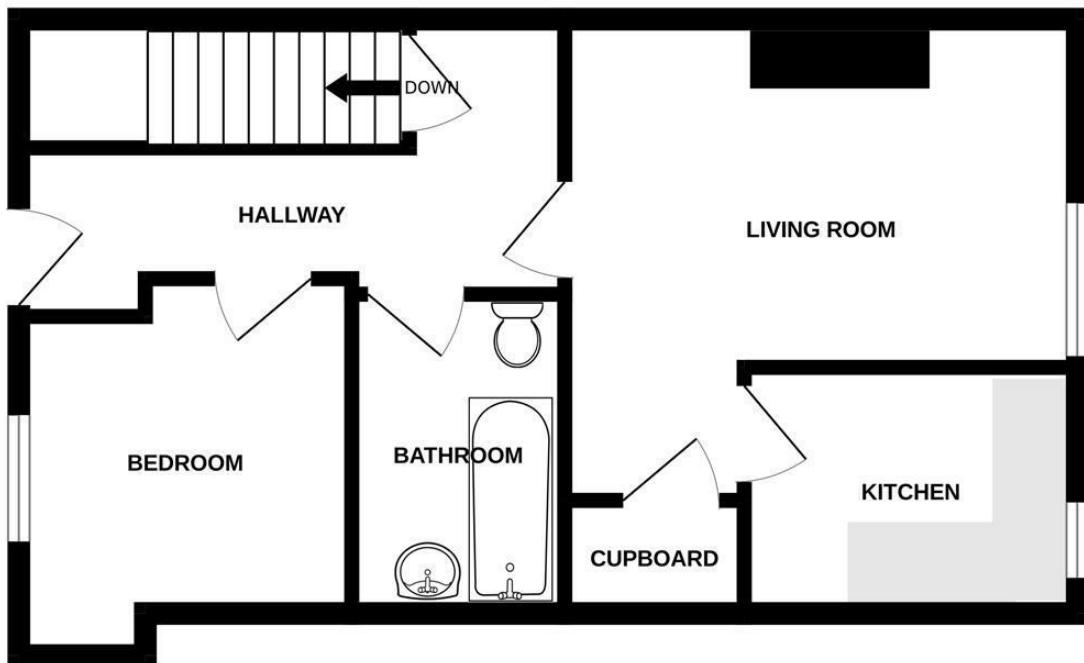
Strictly by appointment through the agents Carling Jones -



contact a member of the team at the Skipton Office on
01756 799163



GROUND FLOOR

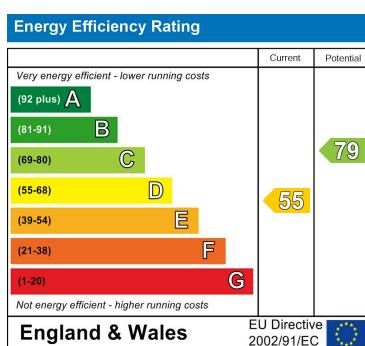


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

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.