



Guide Price £75,000

- One bedroom
- Third floor apartment
- Close to Skipton town centre and the train station
- In need of some renovation
- Fully fitted kitchen with integrated appliances
- Sought after location
- Video entry system and parking facilities
- No onward chain

Apartment 39, Glista Mill, Broughton Road, Skipton, BD23 1FL

This one bedroom third floor apartment with quality fixtures and fittings. Located in this Grade II listed conversion, close to the town centre and convenient for Skipton's array of amenities. The property also includes private and secure car parking for one vehicle and a communal garden. NO ONWARD CHAIN

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Apartment 39, Glista Mill, Broughton Road, Skipton, North Yorkshire, BD23 1FL

Harrogate 22 miles, Ilkley 10 miles, Leeds 27 miles (all distances approximate)

General remarks

On entering the property into the entrance hallway with storage cupboard, additional cupboard housing the hot water cylinder and providing washing machine/dryer plumbing, as well as giving access to the remaining

accommodation. The living area with exposed stone wall with stone lintel above the large window allowing for an array of natural lighting. This area is open to the dining and kitchen area. The kitchen is well presented and offers a selection of base, wall and drawer units with worktop surfaces over, sunken one and a half sink, four ring induction hob with extractor fan above, integrated oven, microwave and dishwasher.

The bedroom is of a great size with large window, electric wall radiator and fitted wardrobes with sliding doors. The shower room offers a three piece suite in white, comprising of a large walk in shower cubicle, low flush w.c., hand wash basin, ladder style heated towel rail, contrasting wall and floor tiling and extractor fan.

There is a generous communal flagged rear patio garden which offers additional seating and raised planters whilst backing on to the Leeds/Liverpool canal with fine views. Glista Mill has the benefit of secure parking for one vehicle within the underground basement car park - with an electronic key fob entry system.

The property is conveniently located within easy walking distance of Skipton's numerous facilities which include supermarkets, restaurants, pubs, places of worship etc. For the commuter the business centres of East Lancashire and West Yorkshire are readily accessible as are cities of Leeds and Bradford from the town's railway station.

Directions

From our office in Skipton, bear right at the bottom of High Street and then right onto Swadford Street. Proceed over Belmont bridge and after a short distance the Glista Mill Development will be easily identified on the right hand side.

what3words whistle.clarifies.outreach

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold, 999 years from 2008, £200PA ground rent which increases by £100 every 10 years and service charge of £2,319.14PA reviewed annually
- Main electricity, water and drainage. Heating is from wall mounted electric heaters
- Private undercover parking is on site
- This development does not allow holiday lets
- Please note that this property is in a conservation area
- The management company are assessing what window repairs to the building may be required
- Buyer requirements:
Further to the section 106, under the lease, the buyer must be:
 - Over the age of 18 or more and has a housing need in the township of Skipton
 - The council must confirm that the person is in housing need. Seller must notify the council of the identity of the buyer unless the buyer has been introduced by the council. Once the council is notified of the buyer, the council will confirm if the buyer is in housing need within 28 days of the notice.
 - Affordable housing cannot be sold at a consideration greater than 50% of the market value
 - The definition of housing need is:
 - A person in permanent full-time work whether as an employee or self-employed for at least 3 years.
 - A first-time buyer OR a person occupying shared accommodation that is overcrowded satisfied by the council OR a person who requires smaller accommodation and is aged 60 years or more OR a divorced person who is required to give up/lost his right to accommodation within that area.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

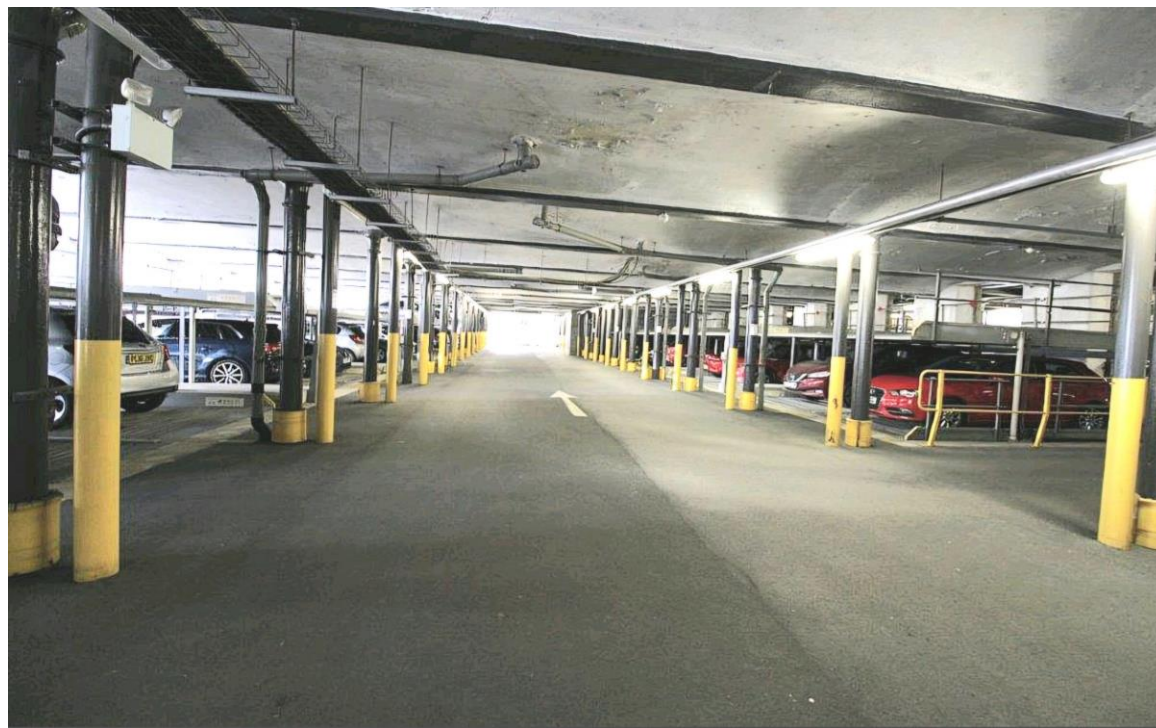
Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

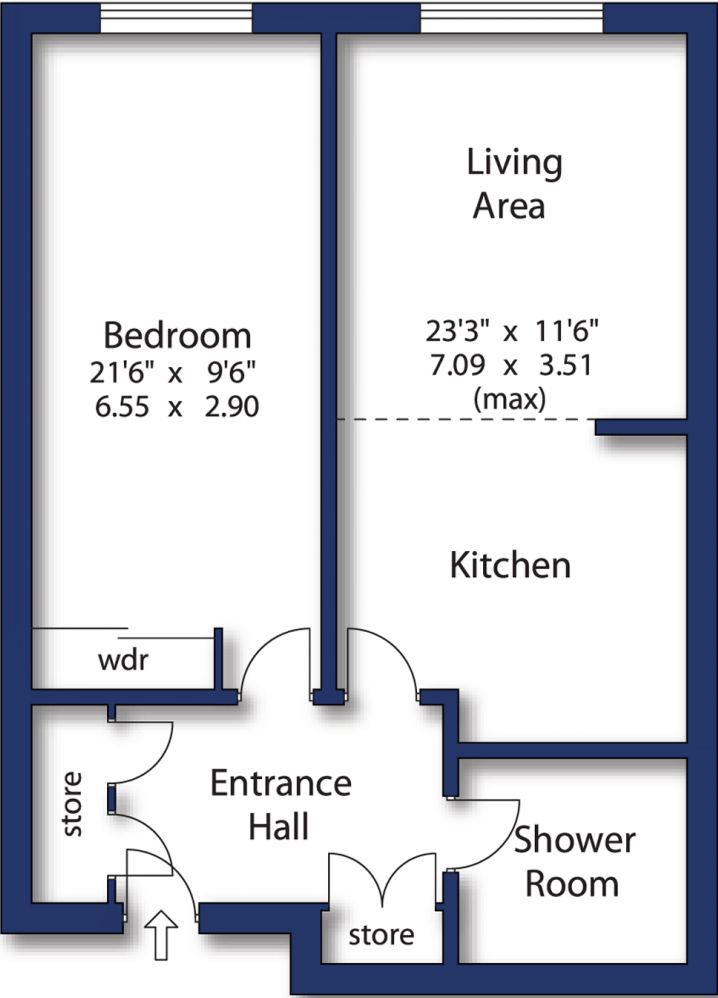
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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