



Offers over £195,000

- Riverside apartment
- Two double bedrooms
- Delightful outlook over the river
- Duplex living
- Village location
- Private parking spaces
- Currently a holiday home
- Well-presented accommodation
- No onward chain

9 Riverside Walk, Airton, Skipton, BD23 4AF

A Grade II listed two bedroom duplex apartment in the Riverside Walk development offering accommodation over two floors with fabulous space, well-appointed throughout and stunning views over the river.

NO ONWARD CHAIN

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9 Riverside Walk, Airton, Skipton, North Yorkshire, BD23 4AF

Harrogate 32 miles, Skipton 9 miles, Leeds 35 miles (all distances approximate)

General remarks

Upon entering the apartment, you are welcomed into the entrance hall, which features wooden flooring throughout the first floor level and a cupboard housing the hot water tank. This leads through to a spacious, open plan living and dining

room, enjoying superb riverside views and a staircase descending to the ground floor. The living area opens into the kitchen, which is fitted with a range of base and drawer units with worktop surfaces, incorporating a breakfast bar for additional seating. The kitchen is equipped with an electric hob and overhead extractor fan, a double electric oven, Belfast sink with drainer, and integrated appliances including a fridge, freezer and dishwasher. There is also additional access to the front elevation from the kitchen area.

The staircase leads down to the ground floor, providing access to two double bedrooms, both benefitting from river views. The principal bedroom features en-suite facilities comprising a modern walk-in shower cubicle, w.c., pedestal hand wash basin, extractor fan and heated towel rail. Bedroom two offers access to the communal gardens. Also located on this level is the house bathroom, which includes a freestanding bath with shower attachment, low flush w.c.,

pedestal hand wash basin, extractor fan and heated towel rail. A separate utility room is conveniently positioned at the bottom of the stairs.

Externally, the property benefits from one allocated parking space with a permit in the on-site residents' car park, as well as beautifully maintained communal gardens offering delightful river views.

Airton is a small unspoilt village with a picturesque green and set on the banks of the River Aire, opposite the Pennine Way, amidst the much admired scenic countryside of the Yorkshire Dales National Park. Malham with its renowned landscaped features is within some two and a half miles, the village of Gargrave with shops and other amenities is approximately four and a half miles and the market towns of Settle and Skipton some six and nine miles respectively.

Directions

On entering Airton from the direction of Skipton and Gargrave, take the first turn on the right past the village green to your left. Riverside Walk can then be found on the left hand side, easily identified by our Dacre, Son & Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band N/A

Tenure, Services & Parking

- Leasehold for a period of 999 years from 10/10/1991. The apartment also enjoys a share in the Freehold Company. Service Charge for the period of one year, £2,357.60 to Riverside Walk Management Company Ltd. Service charge, ground rent, window cleaning and exterior decorating is all included
- Mains electricity and drainage are installed. Domestic heating is from night storage electric heaters. Water is by a borehole via an electric pump
- There is one parking space with a permit in the on-site residents parking area
- Please note that this property is in a high flood risk area for surface water, grade II listed and located in the Yorkshire Dales National Park

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 £34.20 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.

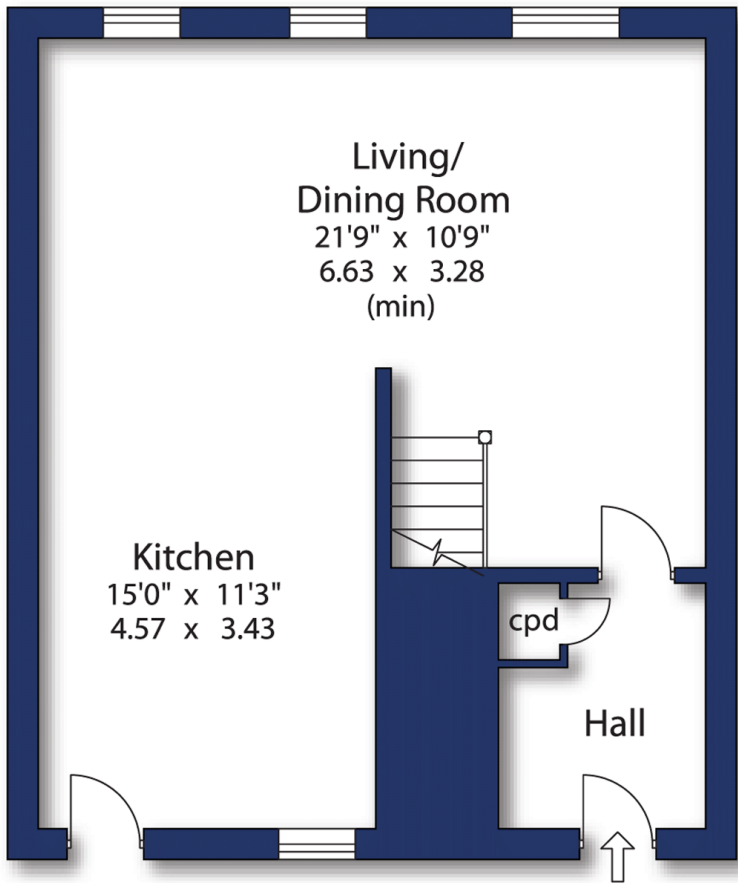
Referral fees

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.

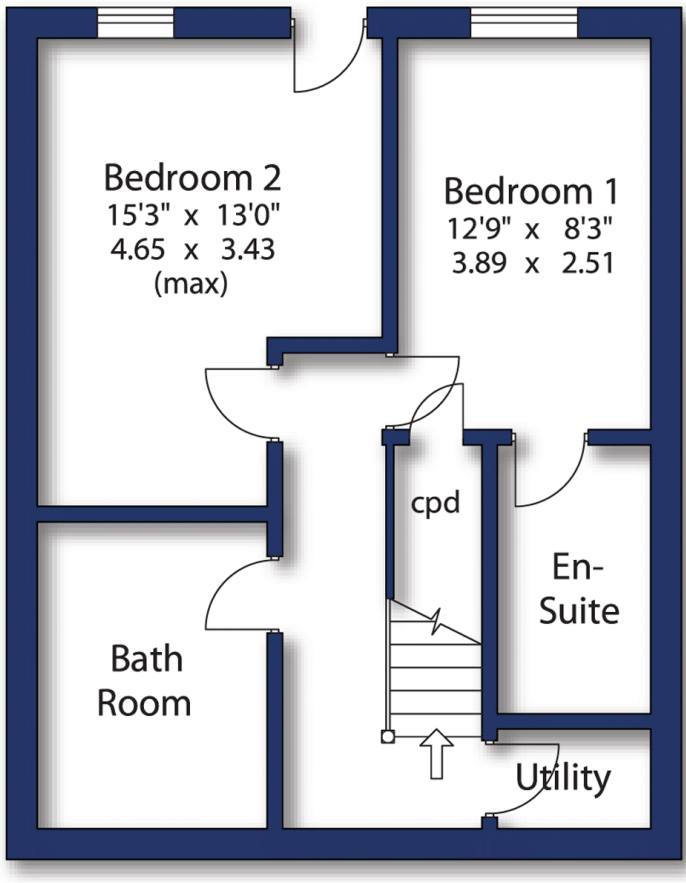
Dacres Ref: SKI260001/BCH/060226/1



Floorplans

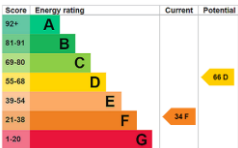


First Floor



Ground Floor

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