



Guide Price £165,000

- Immaculate One Bedroom First Floor Apartment in Sought After Location
- Easy Walking Distance to Town Centre, Local Amenities and Transport Links
- Open Plan, High Specification Living
- Long distance views
- Fully fitted kitchen with integrated appliances
- Secure Video Entry Phone System
- Secure Under Cover Basement Parking
- Exceptionally Well-Maintained Communal Areas and Grounds

Apartment 6, The Cotton Mill, Skipton, North Yorkshire, BD23 1FJ

A beautifully presented and spacious one bedroom first floor apartment rarely available within the highly regarded Cotton Mill conversion, offering natural light filled contemporary living in a superb location.

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Apartment 6, The Cotton Mill, Skipton, BD23 1FJ

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

General remarks

The apartments entrance hallway immediately greets you with an abundance of natural light with its unique internal feature window. The hallway houses a very generous walk in cupboard providing excellent storage for coats, shoes and other household items and its attractive light oak laminate flooring, continues into the main open plan kitchen and living space.

The high specification kitchen pairs light oak and white cabinetry with a modern white worktop, creating a clean and stylish finish. Quality integrated appliances include a Bosch oven, hob and microwave. An integrated dishwasher, under counter fridge and a brand new AEG washer/dryer.

The spacious open plan living/dining room is impressive. Its generous layout allows for two distinct zones. One which could easily house a dining table and chairs and be utilised for home working, the other for living and relaxation. The light oak laminate flooring features throughout the space adding to the apartments light, airy and modern feel. The space is flooded with natural light from two large double glazed window units framing long distance views across Skipton, as well as the maintained square below.

The good sized double bedroom is carpeted and benefits from a large double built in mirrored wardrobe, as well as another large double glazed window unit framing views across Skipton.

The stylish bathroom is finished with floor to ceiling white tiles and contrasting dark grey slate style flooring. It includes a walk in shower, low flush w.c., wash basin, extractor fan, large mirrored storage cabinet, a heated towel rail and underfloor heating.

Residents enjoy access to a secure on site cycle store with individual small lockers for extra storage, along with valuable undercover basement parking for one vehicle.

The building is home to a friendly mix of young professionals and retirees with an active Residents Association who have a currently placed an application for their own 'Right to Manage'. This property would make an excellent home for a first time buyer, a downsizer or a retiree, as well as presenting a strong rental investment opportunity. Early Viewing is therefore essential.

Directions

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

what3words convey.blinking.enrolling

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Leasehold, 125 years from 2017, £120.00 per annum Ground Rent reviewed every 10 years, and Service Charge of £2,222.02 for the period of a year reviewed annually
- Mains electricity, water and drainage are installed. Domestic heating is from electric radiators
- One allocated underground parking space
- Please note that this property is in a conservation 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 £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.

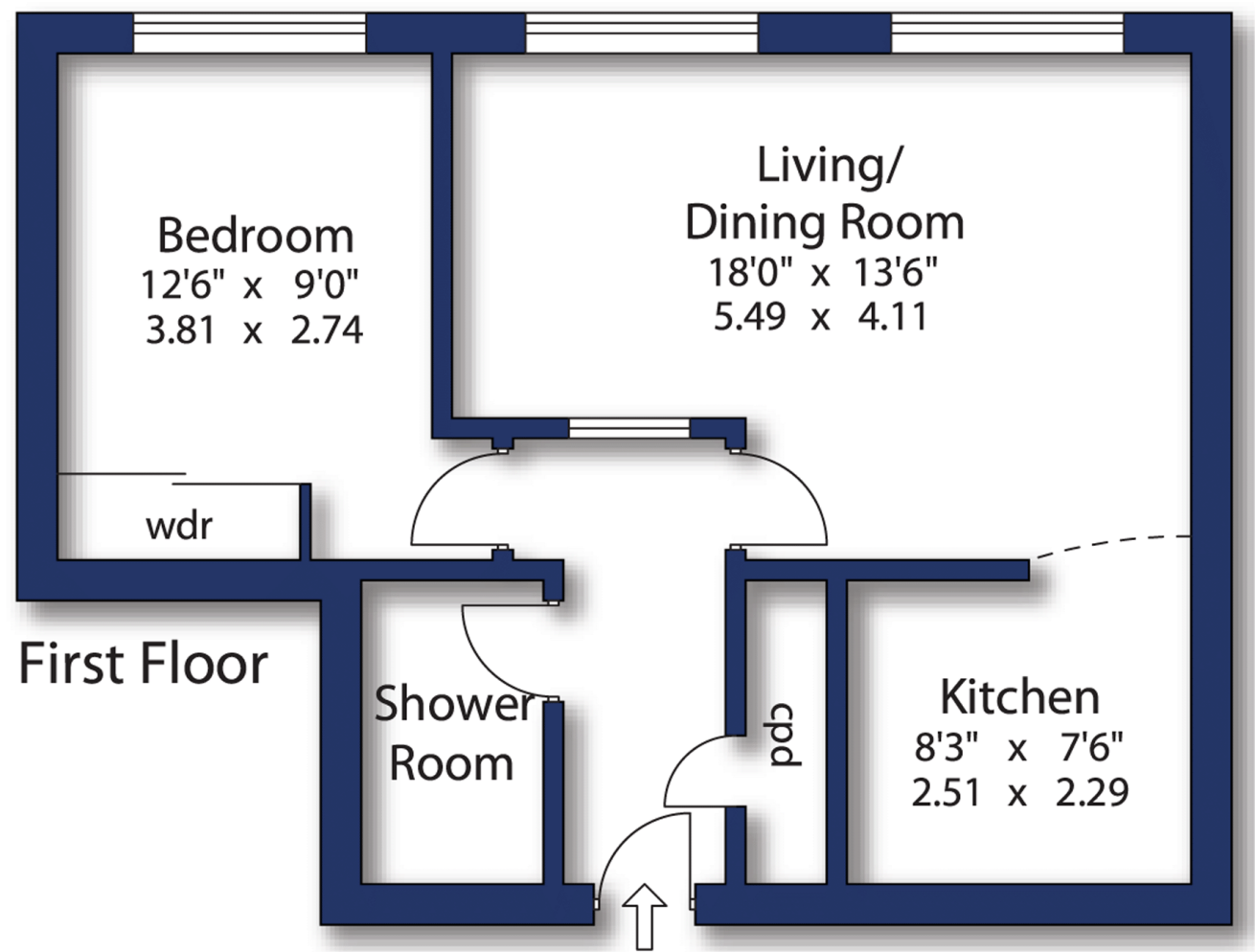
Referral fees

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.

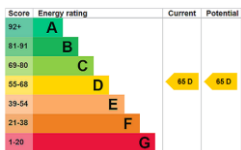
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Floorplans



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