



Guide Price £222,000

- Two bedrooms
- Penthouse apartment
- Close to Skipton town centre
- Well presented
- Fully fitted kitchen with integrated appliances
- Sought after location
- Video entry system and parking facilities
- No onward chain

Apartment 57, Glista Mill, Broughton Road, Skipton, North Yorkshire,

This stunning two bedroom fourth floor apartment is well finished throughout 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.

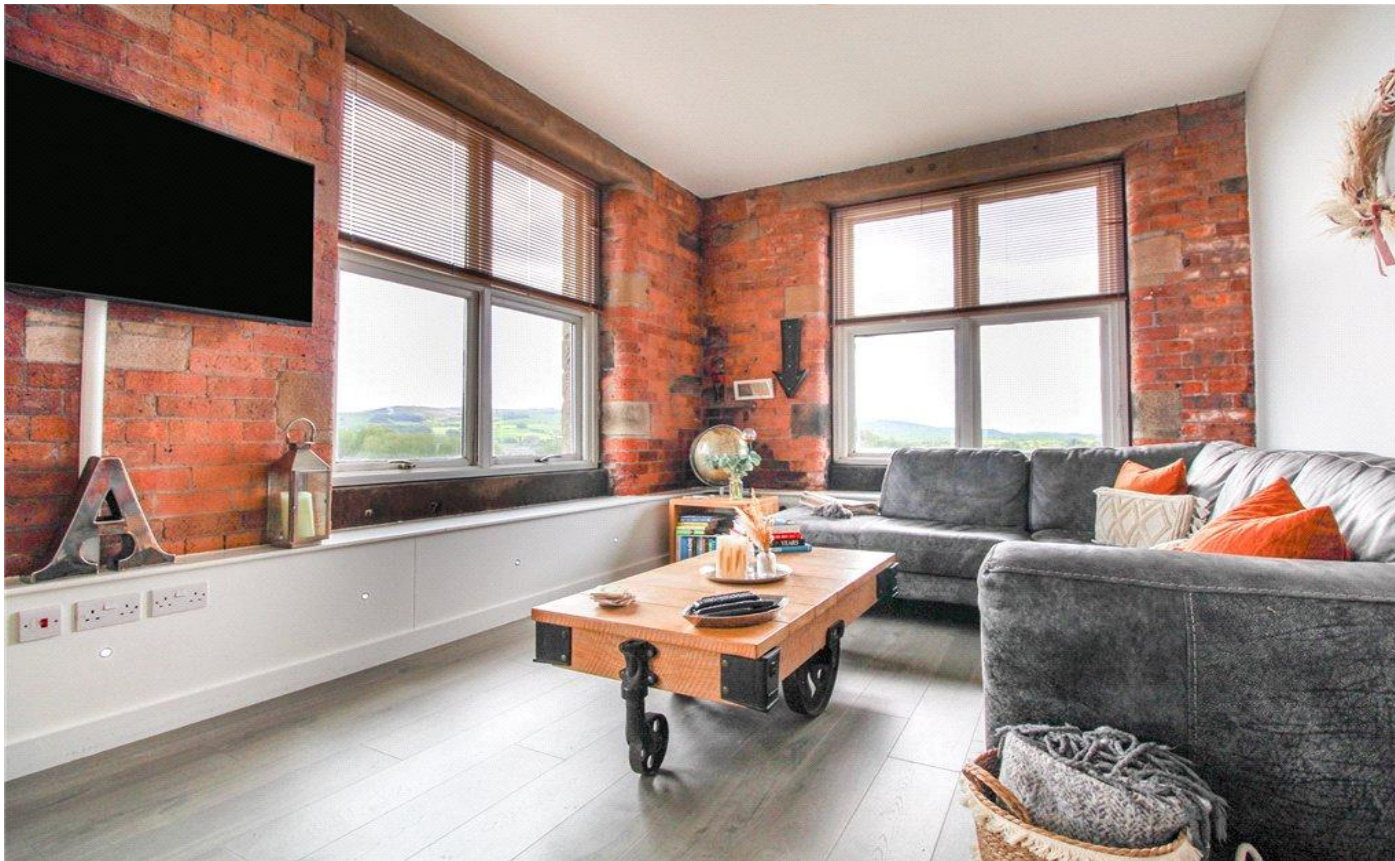
NO ONWARD CHAIN

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Apartment 57, Glista Mill, Broughton Road, Skipton, North Yorkshire, BD23 1FL

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

General remarks

Heading into the entrance hallway with wood effect flooring, wall panel radiator, utility cupboard with space for washing machine and hot water storage tank.

Off the hallway opens to the principle rooms including an open plan living kitchen and dining area, a fabulous space with exposed brick walls, additionally sitting a pair of windows overlooking the southside and surrounding views including a westerly facing window.

The wooden flooring continues through to the kitchen area with a section of wall, drawer and base units with complementary worktops over, integrated dishwasher, and oven, hob and extractor along with microwave oven and fridge.

Alongside sits two bedrooms a master bedroom overlooking a westerly aspect with electric radiator, sliding

wardrobe door. Bedroom two sits with a similar view wood effect flooring.

Following out is a Bathroom with bath with shower attachment, sleek wall tiles and a concealed cistern toilet with hand wash and basin. Modern style vinyl tiled flooring, heated towel rail.

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.

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 slept.sectors.existence

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold, 980 year lease, £100 PA ground rent and a service charge of £302 per month. All reviewed annually
- Main electricity, water and drainage are installed. Domestic heating is from electric panel radiators
- One underground parking space
- The property is located 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.

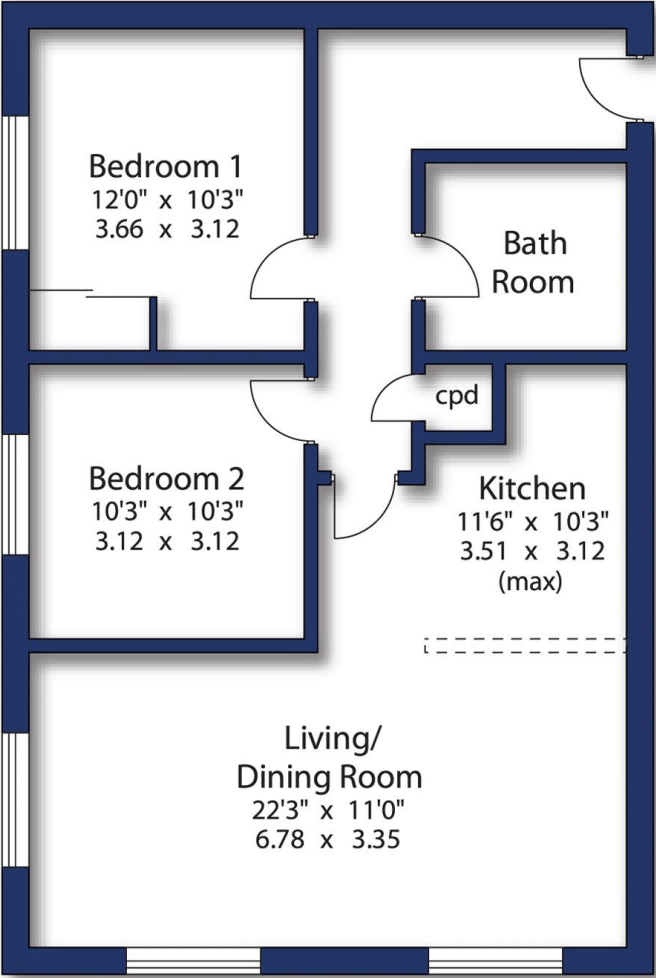
Referral fees

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.

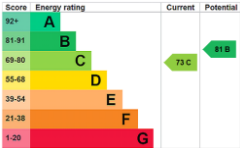
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Floorplans



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