



Guide Price £160,000

- One bedroom apartment
- Superb village location
- Open plan kitchen living area
- Stunning river views
- Beautifully presented throughout
- Residents parking
- Private external entrance
- No onward chain

5 Riverside Walk, Airton, Skipton, BD23 4AF

A well presented one bedroom apartment situated within the sought after, Grade II Listed converted Riverside Walk development, enjoying stunning river views. The property offers spacious and well proportioned living accommodation, a recently upgraded bathroom, and the added benefit of resident parking. NO ONWARD CHAIN

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Harrogate 30 miles, Skipton 9 miles, Leeds 36 miles (all distances approximate)

General remarks

Upon entering the property, you are welcomed into a spacious entrance hallway featuring attractive wood flooring and a practical storage cupboard. The generously sized bedroom also benefits from wood flooring and a window to the front elevation, allowing for plenty of natural light.

The impressive open plan living, kitchen and dining area boasts high ceilings, exposed ironwork, character beams and a breakfast bar, creating a stylish and contemporary living space. Two double glazed windows provide stunning views overlooking the nearby river, enhancing the apartment's unique appeal.

The kitchen is fitted with a range of base, wall and drawer units and includes a one and a half bowl stainless steel sink, space for a fridge and freezer, an electric hob with oven beneath and an extractor hood above.

The bathroom is fitted with a modern three piece white suite comprising an enclosed corner shower cubicle, pedestal wash hand basin and low flush w.c. Additional features include vinyl flooring, an extractor fan and access to a useful utility cupboard with plumbing and space for a washing machine.

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

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. There are excellent schooling facilities in both Skipton, Settle and Giggleswick Public School. Skipton has railway services to Leeds, Bradford and London. Many West Yorkshire and East Lancashire business centres are within reasonable commuting distance.

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.
what3words towel.eventful.tall

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Commonhold for a period of 999 years from 01.04.1988. Service Charge for the period of one year, £1,850.00 paid monthly to Riverside Walk Management company ltd. Service charge, ground rent, window cleaning and exterior decorating is all included.
- A form of freehold ownership designed for multi-occupancy buildings, where you own your property outright and indefinitely while sharing ownership and responsibility for the communal areas with your neighbours. At Riverside Walk, every property owner holds a share in the management company responsible for maintaining the building and grounds. Owners also have the opportunity to become directors of the company and play an active role in its management if they wish.
- Mains electricity and drainage are installed. Domestic heating is front 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 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

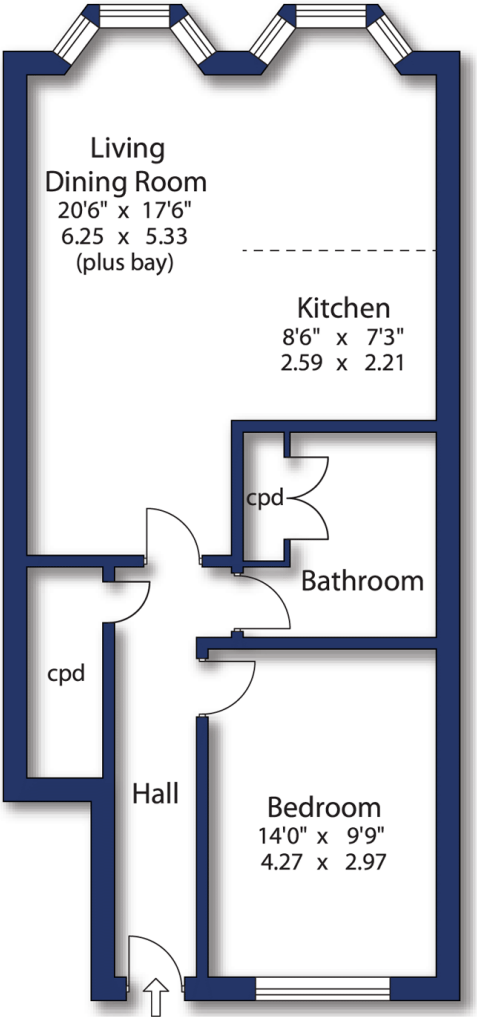
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

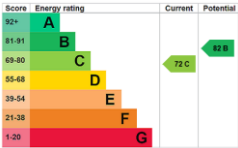
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: SKI260240/BCH/090926/1



Floorplans



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