DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £85,000

- One bedroom
- First floor apartment
- Affordable home with buyer criteria
- Close to Skipton town centre and the train station
- Fully fitted kitchen with integrated appliances
- Sought after location
- Video entry system and parking facilities

Apartment 4, Glista Mill, Broughton Road, Skipton, BD23 1FL

This one bedroom first 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. This property is an affordable home and criteria applies.

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Email: skipton@dacres.co.uk

dacres.co.uk







Apartment 4, Glista Mill, Broughton Road, Skipton, North Yorkshire, BD23 1FL

Harrogate 23 miles, Ilkley 10 miles, Leeds 28 miles (all distances approximate)

General remarks

Upon entering the property, you are welcomed into the entrance hallway, which benefits from a useful storage cupboard, together with a further cupboard housing the hot water cylinder and providing plumbing for a washing machine and tumble dryer. The hallway also provides access to the remainder of the apartment.

The spacious living area features an attractive exposed stone wall, complemented by a generous window which allows an abundance of natural light to fill the space. The living area flows seamlessly into the open plan dining and kitchen area. The well presented kitchen is fitted with a range of base, wall and drawer units, complemented by worktop surfaces, a stainless steel sink and drainer, a four ring induction hob with extractor hood above, and a selection of integrated appliances, including an electric oven, fridge and dishwasher.

The bedroom is a particularly good size and benefits from a large window, electric wall mounted radiator and fitted wardrobes with sliding doors, providing excellent storage.

The shower room is fitted with a modern three piece suite, comprising a large walk in shower enclosure, low flush w.c. and wash hand basin. Further features include a chrome heated towel rail, contrasting wall and floor tiling and an extractor fan.

There is also 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 brittle.scarves.appraised

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Leasehold, 999 years from 2008, £200PA ground rent which increases by £100 every 10 years and service charge of £2,880.00PA 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
- The property is subject to an affordable housing scheme and in order to purchase the property the following criteria must be met:

  A: An applicant must be employed or self employed for at least one year in an existing business in the township of Skipton which has been established for at least three years and is a person who has not previously been the owner of any dwelling i.e. first time buyer, or

  B: An applicant has lived within the township of Skipton for at least three years.

  Where the applicant has had their only or main home within the township of Skipton for three years they must also fit one of the following statements.

  1: A first time buyer.

  2: Occupied as his or her main home, shared accommodation which in the written opinion of the Council is overcrowded or is otherwise unsatisfactory by Environmental Health Standards.

  3: A person who requires smaller accommodation and is aged 60 or more and/or is a registered disabled person.

  4: A divorced person who either is required to give up accommodation of his or her only main home within the township of Skipton (being the former matrimonial home) or has lost their right to that home under the terms of an order made by The Court on or after divorce (other than under an order for the sale of the home and has not received more than 30% of the net proceeds of the sale). Or

  C: Where the applicant had at some previous time (but not more than ten years prior to the date of sale) a need for housing as identified in (b) above and

  1: Had immediately before that previous time had their only or main home in the area throughout a continuous period for at least ten years and

  2: Has from that previous time to the date of sale (being a period not more than half of the length of time of previous residence) had their only or main home outside the area but within a ten mile radius of the site.

  Also no affordable housing shall be sold at a consideration more than 50% of market value. Despite this the property is owned outright and no additional rent is payable.

  Anyone not fitting the above criteria would not be able to purchase this property.

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.

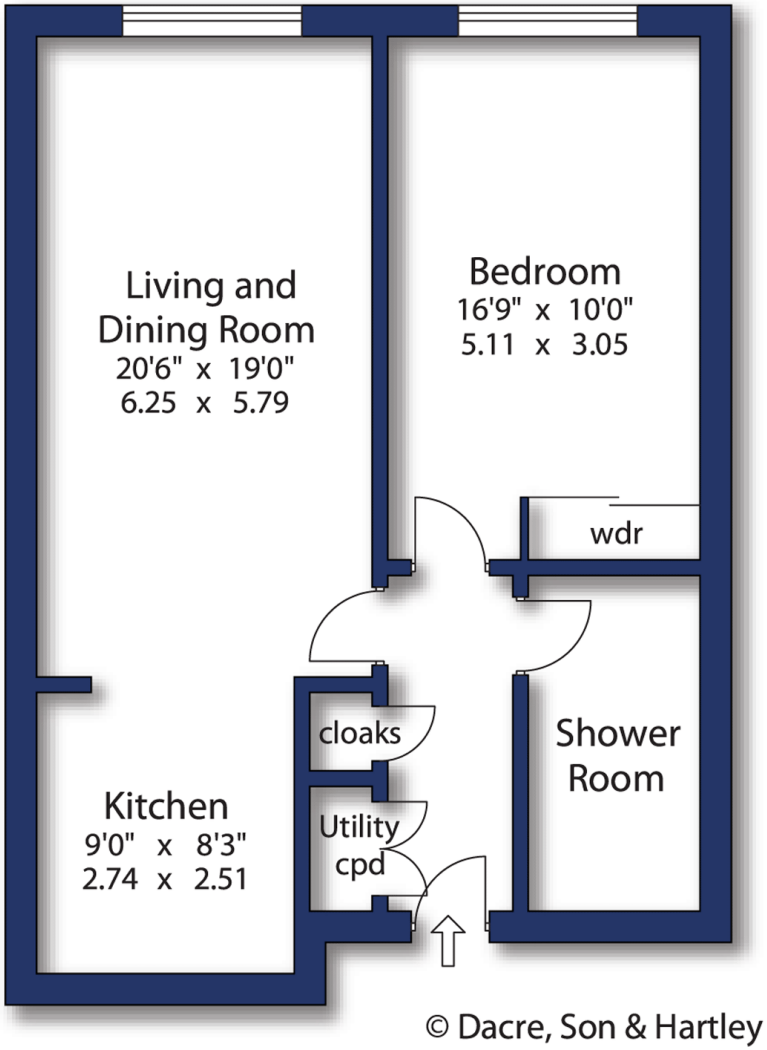
Referral fees

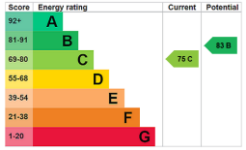
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: SKI260304/BCH/031126/1





Floorplans





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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