Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



Guide Price £159,950

- Two Bedrooms
- Recently upgraded shower room
- Communal gardens
- Ample parking space
- Over 55's Development
- Close to Skipton's many amenities
- Maintained building and grounds
- Secure step-free access with CCTV
- No onward chain

Apartment 11, Burnside House, Carleton Road, Skipton, BD23 2BE

An affordable and well presented two bedroom apartment, with lift access, in a delightful courtyard setting within this sought after over 55's development convenient for Skipton's town centre amenities.
NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk

dacres.co.uk







Apartment 11, Burnside House, Carleton Road, Skipton, BD23 2BE

Harrogate 25 miles, Ilkley 11 miles, Leeds 27 miles (all distances approximate)

General remarks

On entering the apartment into the spacious living/dining room, leading to the fitted kitchen which includes a selection of base wall and drawer units, stainless steel sink and drainer, electric hob and oven with extractor fan above, integrated washer/dryer machine and space for a fridge freezer. The master bedroom is of a good size with fitted wardrobe and offering an aspect over the beautifully maintained Italian courtyard. The second bedroom is to the rear of the apartment with fitted wardrobe/storage cupboard and space for a single bed or could be used as a useful office. The recently upgraded shower room comprises of a double shower cubicle with sliding glass shower screen, wash basin, low flush w.c., heated towel rail and extractor fan. There is also a hatch providing ladder access to the loft space.

Burnside House is situated in delightful extensive and mature grounds. This apartment has the use of all of its amenities which include a communal lounge and library, laundry and kitchen as well as a guest apartment which is for the use of family and friends. There is a hi-tech entry phone system and the property is situated approximately half a mile from the wide array of facilities in Skipton town centre. These can be approached by a pleasant walk along the towpath of the Leeds-Liverpool canal.

Directions

From the Dacre, Son & Hartley Skipton office proceed to the bottom of the High Street and bear right at the mini roundabout. Follow the road over the canal bridge, passing the Tesco filling station then turning right onto Carleton Road. Proceed under the railway bridge, turning left immediately before Burnside Crescent, into the Burnside House development. Secure entry into the attractive reception area is via the communal entry phone system.
what3words stopwatch.afterglow.steady

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold, 150 years from 01/01/2006, £200.00 per annum Ground Rent reviewed every 22 years, and Service Charge of £2,535.37 for the period of a year reviewed annually.
- Mains electricity, water and drainage. Domestic heating is from night storage heaters.
- Rights to communal parking are included.

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Agent's notes

Please note that this property is in a conservation area.
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.

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 £24.00 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.

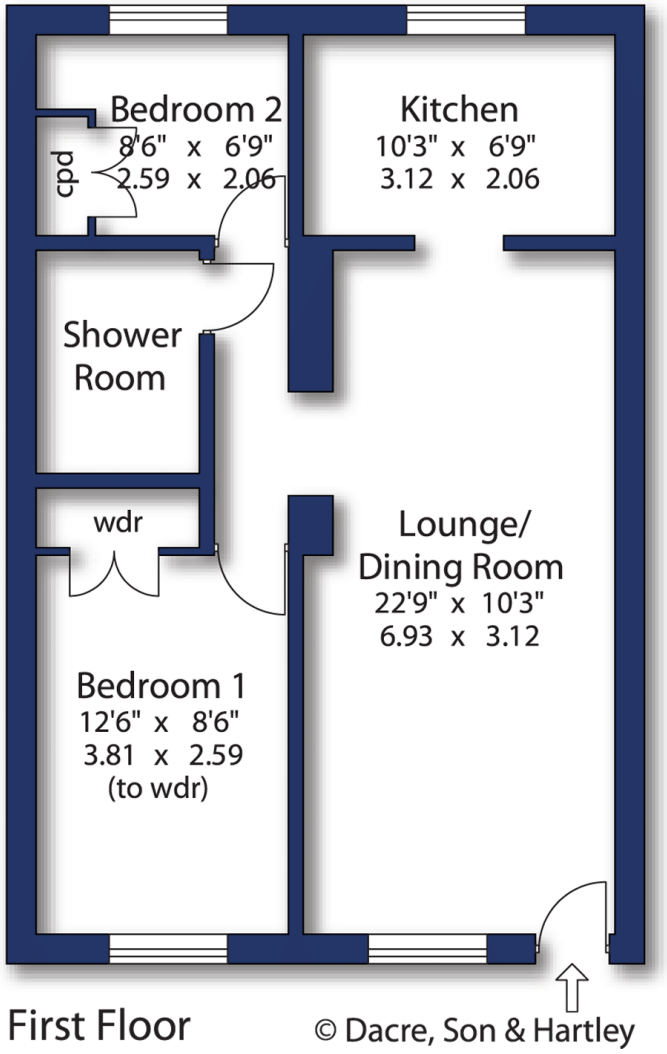
Referral fees

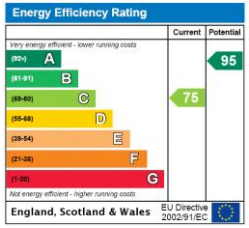
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor





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. 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. 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.

CONTACT US

01756 701010
skipton@dacres.co.uk