



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



16 Mallory Court

Brewery Lane, Sipton BD23 1DF

A superb 2 bedroom retirement apartment in the excellent McCarthy and Stone development in the centre of Sipton, constructed in 2014

Offers in excess of £285,000

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View from the living room balcony

The Area

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country.

In 2012 the Guardian newspaper announced that Skipton was the best place to retire in England, scoring highly on 'quality of life' indicators including low crime, house prices, transport, neighbourliness and access to countryside.

Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey.

The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

Description

Mallory Court is an exclusive development of 33 apartments constructed by McCarthy and Stone in 2014, conveniently located in Skipton town centre and overlooking the Leeds Liverpool canal.



Superb communal roof terrace - available for use by all residents

The complex has been designed with later living in mind and specifically only accepts residents over the age of 55. Mallory Court benefits from an onsite house manager and a range of communal areas that contribute to a strong sense of community amongst the residents. The environment offers companionship when wanted, support when needed and privacy when required.

Facilities include:

- Spacious resident's lounge area
- Very pleasant roof garden which offers magnificent roof tops views of Skipton town centre
- Laundry room with washing machines, tumble dryers and ironing facilities
- Onsite recycling / disposal point
- Visitor's accommodation which can be booked out in advance
- Mobility scooter charging room
- Onsite house manager
- Pull cord emergency system with the apartments

The apartments are modern, light and airy and designed to meet the needs of older people who still retain their independence but are looking for more manageable accommodation. The property is accessed via a communal entrance hall with lift serving all floors, and apartment 16 is located at the corner of the building on the second floor and benefits from a balcony overlooking the Leeds Liverpool canal, underfloor heating throughout, two double bedrooms, a modern kitchen with integral appliances and two shower rooms.

In more detail the property comprises:



GROUND FLOOR

Communal Entrance

Direct access from Brewery Lane, with external apartment call system and fob entry into light and airy communal reception area with lift serving all floors.

Entrance Hall

Spacious entrance hall accessed via a modern timber door, with intercom door entry system and an intruder alarm. Emergency pull cord, underfloor heating thermostat, smoke alarm. Doors leading into living room, both bedrooms, bathroom and large walk in storage cupboard housing hot water cylinder, electric and underfloor heating controls.

Living Room

20'1 x 10'6 Light living room with windows to gable elevation and large French windows overlooking the balcony and Leeds Liverpool canal. Underfloor heating thermostat, TV point and telephone point. Door leads into



Kitchen

7'9 x 7'1 Modern fitted kitchen with a range of wall and base units under a granite effect laminate work top. Single bowl, stainless steel sink with mixer tap, integrated stainless steel Hotpoint electric fan oven and separate four ring Hotpoint gas hob with stainless steel chimney cooker hood over. Integrated full height fridge and freezer unit. Tiled floor and splash back tiling above work surfaces

Main Shower Room

6'1 x 4'8 Fully tiled, modern shower room with walk in shower with shower screen and chrome hand rail. White low level WC, white pedestal wash hand basin with mixer tap over, mirror with shaving light and socket. Electric chrome heated towel rail and extractor fan

Double Bedroom 2

11'3 x 9'4 Good sized double bedroom with window overlooking the Leeds Liverpool canal. Underfloor heated controls and TV point.



Master Bedroom

16'1 x 9'9 Large double bedroom with window overlooking the canal. Good sized walk in wardrobe with lighting. Underfloor heated controls and TV point.

En Suite Shower Room

7'2 x 6'9 Fully tiled shower room with walk in shower with full height shower screen and chrome hand rail. White low level WC and white wash hand basin inset within a dark wood vanity unit with cupboard space. Mirror over with shaver light and socket. Electric chrome heated towel rail.

Directions

From the Carling Jones offices proceed along New Market Street towards the High Street, at the roundabout take a left onto Keighley Road and immediately turn right onto Swadford Street. Continue for quarter of a mile over Belmont Bridge and Brewery Lane is the first road on your right (majestic Wine on the corner). Note Brewery Lane is a one way street.

Sat Nav - reference BD23 1DF

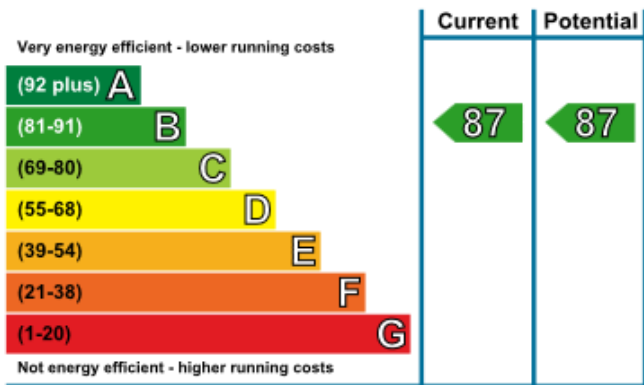
Council Tax

Band D



Superb ensuite shower room

EPC Rating



Viewings

Strictly by appointment through the agents - 01756 799163 or email lizzie@carlingjones.co.uk

More About The Developer

Over the past 38 years McCarthy & Stone have become the UK's leading retirement house builder of privately owned property, having built almost 50,000 apartments nationwide. All apartments are built to help residents keep their independence and properties are built to the highest standard. They have been awarded a 5 star rating in customer satisfaction by their homeowners for the past ten years, via the Home Builders Federation (HBF) survey.

For more details on McCarthy and Stone visit www.mccarthyandstone.co.uk



Main Bathroom



Bedroom 2 (double)



Luxurious Communal Living Room



Communal Wash Room Facilities

Agent's Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property. We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment.

Are you Considering selling Your Home?

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- No upfront fees
- No tie in contract period or withdrawal fees
- All of our properties are listed on RIGHTMOVE, ZOOPLA & PRIME LOCATION
- Excellent quality photography and sales particulars

- New Carling Jones website
- Promoted on Social Media
- RICS Chartered Surveyors

For further details contact our office on 01756 799163 or email lizzie@carlingjones.co.uk

