



Riverside Walk, Airton, Skipton, BD23 4AF

Asking Price £199,950

- TWO BED DUPLEX APARTMENT
- CHARM AND CHARACTER
- OPEN PLAN LIVING/DINING/KITCHEN
- FISHING RIGHTS
- SITUATED ON THE PENNINE WAY
- ALLOCATED PARKING
- SOUGHT AFTER VILLAGE SETTING
- CHAIN FREE
- GRADE II LISTED BUILDING
- POTENTIAL LUCRATIVE HOLIDAY LET

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Nestled in a PICTURESQUE VILLAGE SETTING, this CHARMING TWO-BEDROOM DUPLEX APARTMENT enjoys STUNNING VIEWS OF THE RIVER AND ATTRACTIVE OPEN COUNTRYSIDE BEYOND. Situated within a delightful Grade II listed building, a site with a fascinating history, and offering a SPACIOUS AND INVITING INTERIOR, an ideal opportunity for a residential home or a holiday retreat. The property also benefits from ALLOCATED PARKING, FISHING RIGHTS and use of the BEAUTIFULLY MAINTAINED COMMUNAL GARDENS.



Council Tax Band: C



PROPERTY DETAILS

Nestled in a picturesque village setting, this charming, chain free, two-bedroom duplex apartment enjoys stunning views of the river and attractive open countryside beyond. Situated within a delightful Grade II listed building, a site with a fascinating history, and offering a spacious and inviting interior, an ideal opportunity for a residential home, holiday retreat or lucrative holiday let.

As you enter, you'll find yourself in a generously proportioned open plan living, dining, and kitchen area, bathed in natural light from large picture windows. These windows, complete with cozy window seats, offer serene views of the river, creating a perfect spot for relaxation. The living and dining space is expansive and ideal for both everyday living and entertaining. The well-equipped kitchen is equally impressive, with ample space and modern appliances.

A staircase leads down to the lower ground floor, where a roomy hallway welcomes you. The master bedroom is thoughtfully designed with a range of built-in furniture, offering both comfort and practicality. The second bedroom is also generously sized and has the added benefit of direct access to the communal gardens, which extend to the riverbank, providing a tranquil escape. Completing this level is a luxurious four-piece bathroom, perfect for unwinding.

Outside, the property includes private parking for one vehicle and access to the beautifully maintained communal gardens. Located in the highly sought-after village of Airtton, the apartment offers the perfect blend of peace and proximity to amenities. Being on the Pennine Way there is fabulous walking from the door and the bustling market town of Skipton is just a short distance away, providing excellent bus and train links, along with a variety of shops, cafés, bars, and restaurants.

If you're seeking a peaceful retreat without sacrificing convenience, this property could be the perfect fit for you.

ADDITIONAL INFORMATION

The apartment has a share in the Freehold Company - Riverside Walk Management Company Ltd. The annual service charge is currently £2764.00 and includes, buildings insurance, ground rent, window cleaning and exterior decorating.

Mains electricity and drainage.

Domestic heating is from night storage electric heaters.

Water supply is via a borehole with electric pump.

There is one parking space with a permit in the on-site residents parking area.

The property also enjoys fishing rights for 2 rods on the west bank of the river.



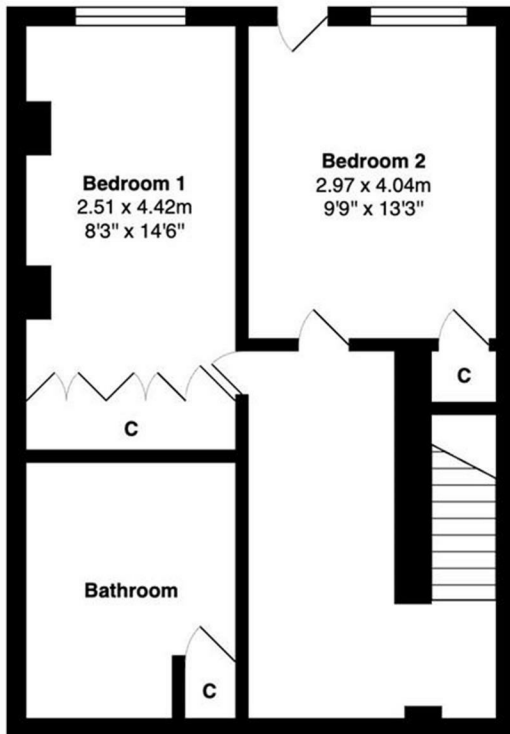
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

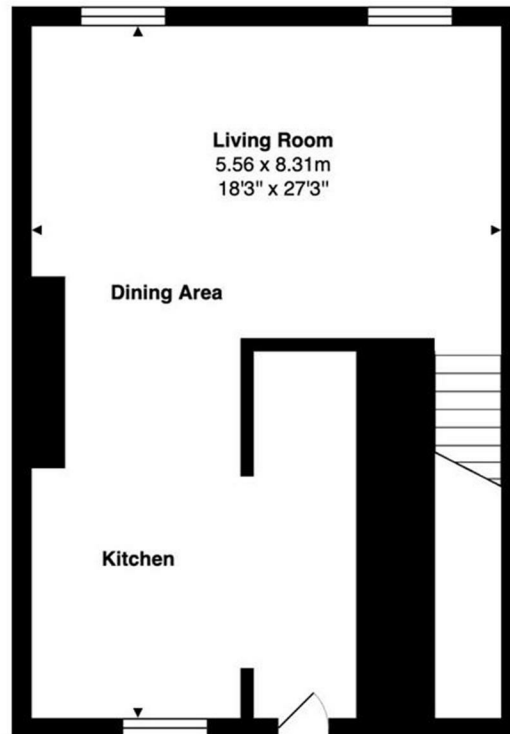
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only