

62 GLISTA MILL BROUGHTON ROAD, SKIPTON,
BD23 1FL

£219,950



2 Bedroom Apartment located in Skipton

This well appointed and superbly presented spacious two bedroomed ensuite apartment is situated on the top floor of the magnificent Glista Mill adjacent to the Leeds/Liverpool canal only a short walk away from Skipton's town centre amenities and the railway station. **NO ONWARD CHAIN!**

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

Glista Mill, situated on Broughton Road, is a two minute level walk from the railway station (direct trains to Leeds & Bradford) and supermarkets, a five minute level walk to the High Street (either on the canal towpath or pavement) and Bus Station, and is also close to Aireville Park with its recreation areas, swimming pool and gymnasium. Accessed either by a modern lift or by a staircase, Apartment 62 occupies the top floor and has a video intercom system for visitor entry. Heating is provided by electric panel radiators and the windows throughout are double glazed. The accommodation is described in brief below, with approximate room sizes:-

Ground Floor

Main door access to Glista Mill, leading to a RECEPTION AREA with post room and lift or staircase access to the upper floors, as well as a staircase down to the basement level.

Level 4 - Apartment 62

Reception Hall

Electric panel radiator. Useful cupboard with space for freezer and plumbing for washer-dryer. Wood structure laminate oak-effect flooring.

Kitchen/Sitting/Dining Room

9.37m x 3.99m max (30'9 x 13'1 max)

Smart range of red high gloss wall and base units with complimentary worktops incorporating stainless steel

1½ bowl sink unit. Integrated appliances comprise:- single oven; four-ring ceramic hob; extractor hood; microwave; fridge; dishwasher. Wood structure laminate oak-effect flooring. Views across the canal to countryside.

Bedroom One

5.26m x 3.20m (17'3 x 10'6)

With built-in wardrobe, electric wall panel heater and spotlighting. Views over the canal.

Ensuite

Three piece suite comprising; hand basin, wc and walk-in shower cubicle with thermostatic shower over. Tiled floor, part tiled walls, chrome heated towel rail and extractor fan. Spotlighting.

Bedroom Two

5.23m x 3.25m (17'2 x 10'8)

Double room with electric wall panel heater, spotlighting and views over the canal.

Bathroom

Three piece suite comprising; hand basin, wc and bath with thermostatic shower over. Tiled flooring, part tiled walls, chrome heated towel rail and extractor fan. Spotlighting.

Outside

On the canalside of the building is the Glista Mill Terrace - an attractive paved terrace with seating areas solely for the use of Glista Mill occupiers, from where there is direct access to the pretty canal towpath with its colourful array of boats chugging by. The towpath provides a pleasant short level walk into the town centre. In the Basement Garage of Glista Mill, there is SECURE PARKING, with one space per apartment, accessed by a key fob barrier system.

Council Tax & Tenure

Council Tax Band: D

Tenure: The tenure of the property is leasehold on a 999 year lease with 984 years left to run from Novo Homes Ltd at a ground rent of £100 per annum. The current



service charge for Apartment 62 for the year 01/01/2023 to 01/01/2024 is £709 per quarter which includes internal and external maintenance of common parts including lifts, car park and terrace, window cleaning and buildings insurance.

Agent Notes & Disclaimer

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

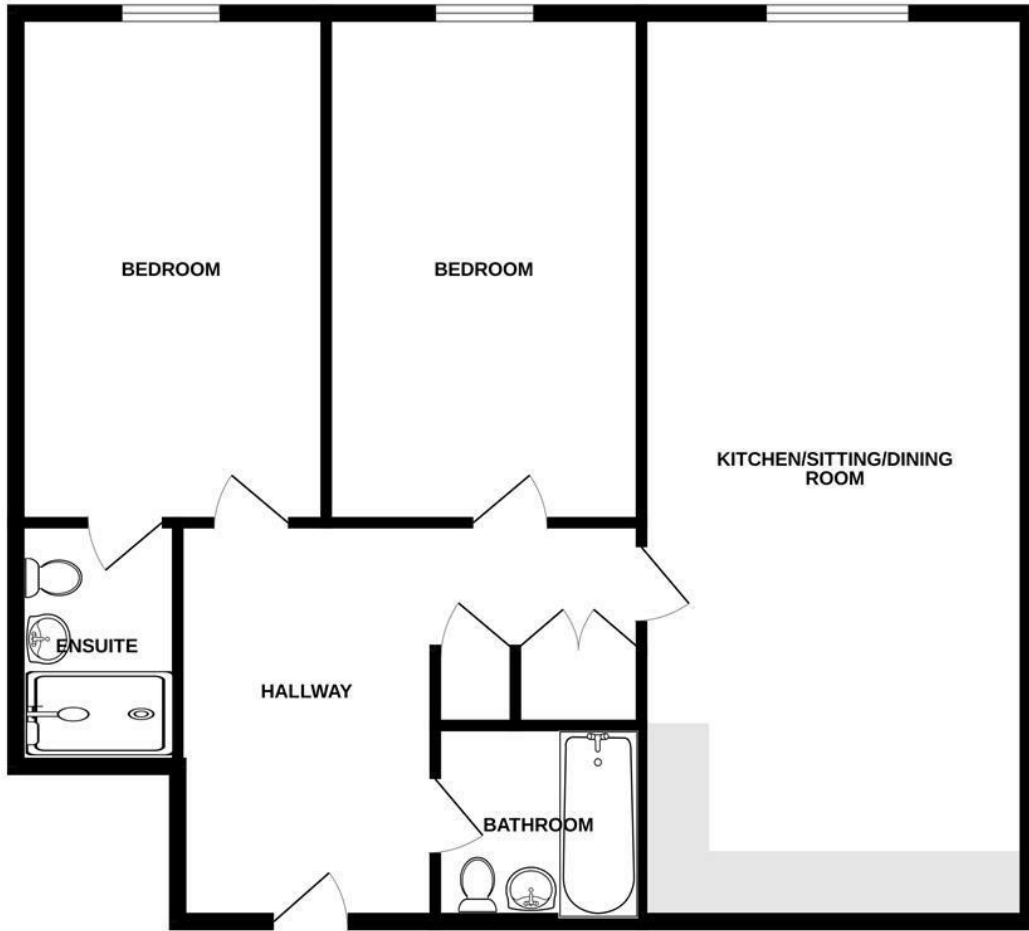
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR

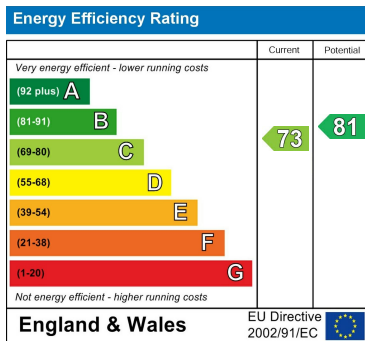


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.