



Apartment (EPC Rating: C)

1 CAROLINE HOUSE, PROVIDENCE PLACE, SKIPTON, BD23 1FB

£215,000



LOCATION

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 and benefits from excellent primary and secondary schools. 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

Located in the centre of Skipton close to the High Street, Caroline House comprises six individual apartments converted in 2015 by well regarded local property developer Candelisa.

Apartment 1 comprises a contemporary open plan living room with kitchen and space for a dining table, two double bedrooms and a modern shower room. A decked balcony area is accessed from the living room and the property also benefits from one allocated car parking space.

COMMUNAL ENTRANCE

A communal entrance door with video entry phone leads into the communal hallway with staircase leading up to the first floor landing.

ENTRANCE HALLWAY

Accessed from the first floor landing via the apartment entrance door, with video entryphone and doors leading to both bedrooms, the living area, the shower room and the utility cupboard.

OPEN PLAN LIVING ROOM/ KITCHEN

6.56m x 3.13m plus 2.57m x 2.15m (21'6" x 10'3" plus 8'5" x 7'0")

An L-shaped room comprising a living room and kitchen area, with oak floor covering and double glazed double doors leading out to a decked balcony area. The kitchen comprises a range of gloss cream wall and base units with contrasting work surfaces and inset 1.5 bowl stainless steel sink with mixer tap. Stainless steel four ring gas hob with extractor above and eye level stainless steel oven. Integrated under counter fridge and integrated dishwasher.

BEDROOM ONE

3.65m x 3.09m (11'11" x 10'1")

Double bedroom with recessed downlights and wall mounted reading lights.

BEDROOM TWO

3.37m x 2.69m (11'0" x 8'9")

Another double bedroom with recessed ceiling lights.

SHOWER ROOM

Comprising a contemporary white wall mounted wash hand basin with mixer tap, a hidden cistern dual flush WC and a large walk-in thermostatic shower with glass screen, drench head and hand held attachment. Recessed ceiling lights, full grey wall and floor tiling and chrome ladder style towel rail. Extractor fan.

UTILITY CUPBOARD

With wall mounted Ideal gas combination boiler and space and plumbing for a washing machine.

OUTSIDE

The property has the benefit of one allocated car parking space in the adjacent parking area.

TENURE

The property is held by way of a 150 year lease from 1st January 2015. The current ground rent is £250 per annum and the annual service charge and building insurance is currently circa £1,680 per annum.

COUNCIL TAX

The property is rated for council tax band C

VIEWING

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

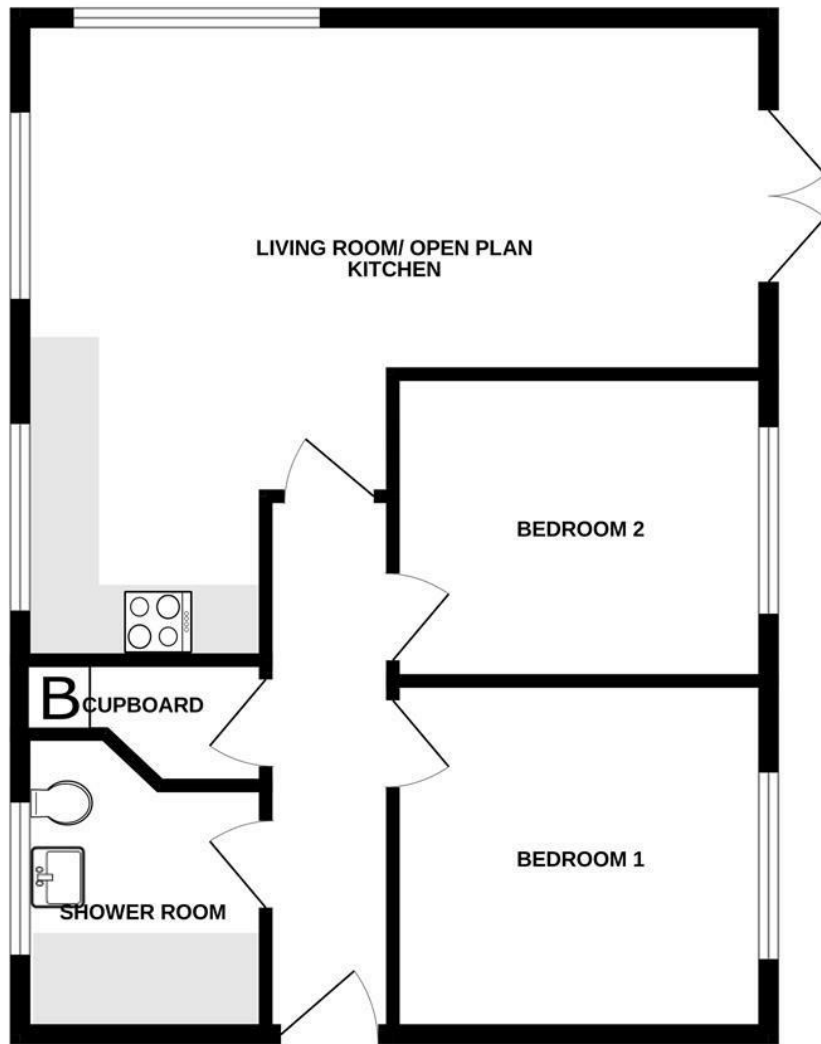
SERVICES

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

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



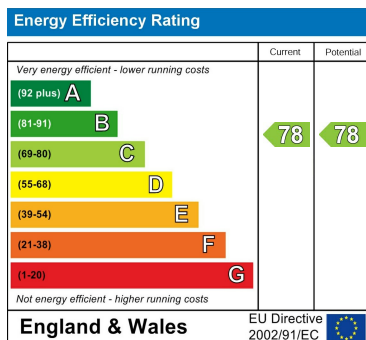


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



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