



32 HEPWORTH WAY, SKIPTON, BD23 2UH

£176,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom Apartment located in Skipton

Well presented ground floor two bedroom apartment situated in a popular area of Skipton. With modern fixtures & fittings, this property is perfect for a wide range of buyers!

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.

Ground Floor

Entrance Vestibule

With composite sealed unit double glazed front entrance door. Modern programmable electric radiator. Door leading to:

Living Room

15'4 x 11'10 max

Enjoying views towards Embsay Crag. Two wall mounted modern programmable electric radiators. Excellent range of built-in store cupboards. Opening through to:

Breakfast Kitchen

9'8 x 9'6

Range of stylish modern fitted cream gloss fronted wall and base units incorporating contrasting wood effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Built-in electric oven. Four ring ceramic hob. Plumbing for an automatic washing machine. Integrated fridge/freezer. Modern programmable electric radiator.

Inner Hall

With airing cupboard housing the hot water cylinder.

Bedroom One

13'10 x 11'8 max

Double room with modern programmable electric radiator.

Bedroom Two

12'5 x 11'8 max

Another double room with modern programmable electric radiator.

Bathroom

Superbly appointed with a stylish modern white three piece suite comprising low suite WC, pedestal hand wash basin and a panelled bath with chrome mixer shower over. Partial ceramic wall tiling. Extractor fan. Chrome towel radiator. Shaver point.

Outside

Designated parking space together with excellent visitor parking in the communal courtyard area at the rear. Communal bike rack/parking area.

Tenure & Service Charge

The tenure for this property is Leasehold under the remainder of a 125 year lease. There is a monthly ground rent and service charge payable of £91.33.

Council Tax

Council Tax Band: B

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

Agents Notes & 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



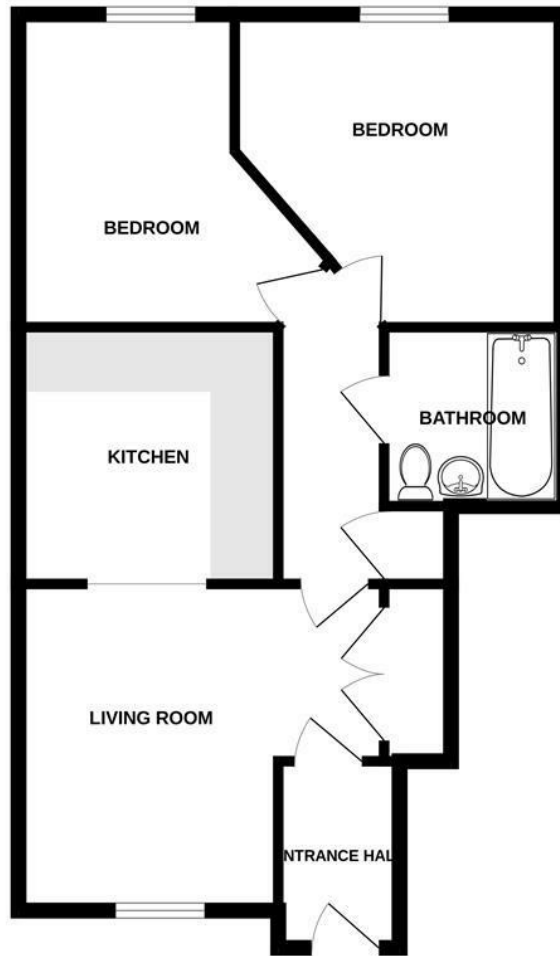
responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

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



GROUND FLOOR

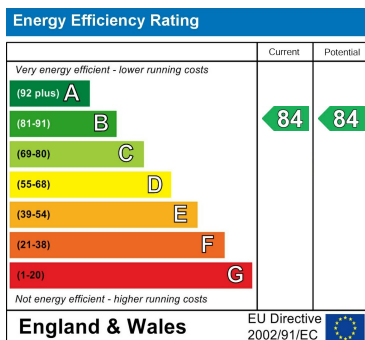


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



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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.