



Apartment (EPC Rating: C)

9 UNION HOUSE, SKIPTON, BD23 2UX

£149,950



- Second floor apartment with balcony
 - Grade 2 listed mill conversion
- Only a 10 minute walk from Skipton High Street
 - Secure allocated indoor car parking space
 - Intercom access and lift
 - Gas fired combi boiler fitted 2023
 - Secure ground floor storage room


CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

A one bedroom second floor apartment with balcony offering roof top views, located in a historic grade 2 listed mill conversion only 10 minutes walk from Skipton High Street and all of the shops, bars, restaurants and other amenities that it has to offer. This property will be of interest to first time buyers, people looking for a second home close to the Yorkshire Dales, or as a buy-to-let investment.

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

Originally constructed circa 1867 as a cotton mill, Union House was converted to provide sixteen stylish exclusive apartments during the early 2000's. The property is located only a 10 minute walk from Skipton High Street and the usual amenities. Located on the second floor of the building, apartment 9 benefits from gas-fired central heating, timber framed double glazed windows and a balcony accessed from the living room. The property also has the benefit of intercom access, shared lift, a ground floor storage space and a secure gated ground floor parking space.

ENTRANCE HALLWAY

Accessed from the front door off the second floor corridor, with doors leading into the open plan kitchen living room, bedroom and bathroom.

OPEN PLAN LIVING ROOM AND KITCHEN

3.23m x 2.48m (kitchen) plus 3.54m x 3.23m (living (10'7" x 8'1" (kitchen) plus 11'7" x 10'7" (living)

OPEN PLAN KITCHEN

Comprising a range of fitted base and wall units with beech effect doors, laminate work surface with stainless steel 1.5

bowl sink and mixer tap, stainless steel 4 ring hob with stainless steel chimney style extractor fan over and integrated under counter indesit oven. Built in fridge freezer and under counter space and plumbing for a washing machine and dishwasher. Ideal gas combination boiler located within a wall unit.

LIVING ROOM

With glazed double doors leading to the balcony area, with glazed balustrade and timber decked flooring.

BEDROOM

2.99m x 2.96m (9'9" x 9'8")

Double bedroom with double glazed double opening window.

BATHROOM

Comprising a panel bath with glazed shower screen and thermostatic shower over, WC and pedestal wash hand basin. Part tiled walls and tiled floor covering. Extractor fan and white ladder style towel heater.

EXTERNAL

There is one allocated car parking space in the secure ground floor garage plus ample communal external parking. In the secure car park apartment 9 benefits from its own ground floor store room measuring 2.98m x 1.46m with light.

TENURE & SERVICE CHARGE

This apartment is offered for sale on a leasehold basis for the remainder of a 999 year lease from XXX. The property is managed through the management company (Union Mill Flat Management Company Ltd) and the service charge for 2023 - 2024 is £730.17 for the year. There is no ground rent payable. The property freehold is owned by the management company.

COUNCIL TAX

Council tax band B



VIEWINGS

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

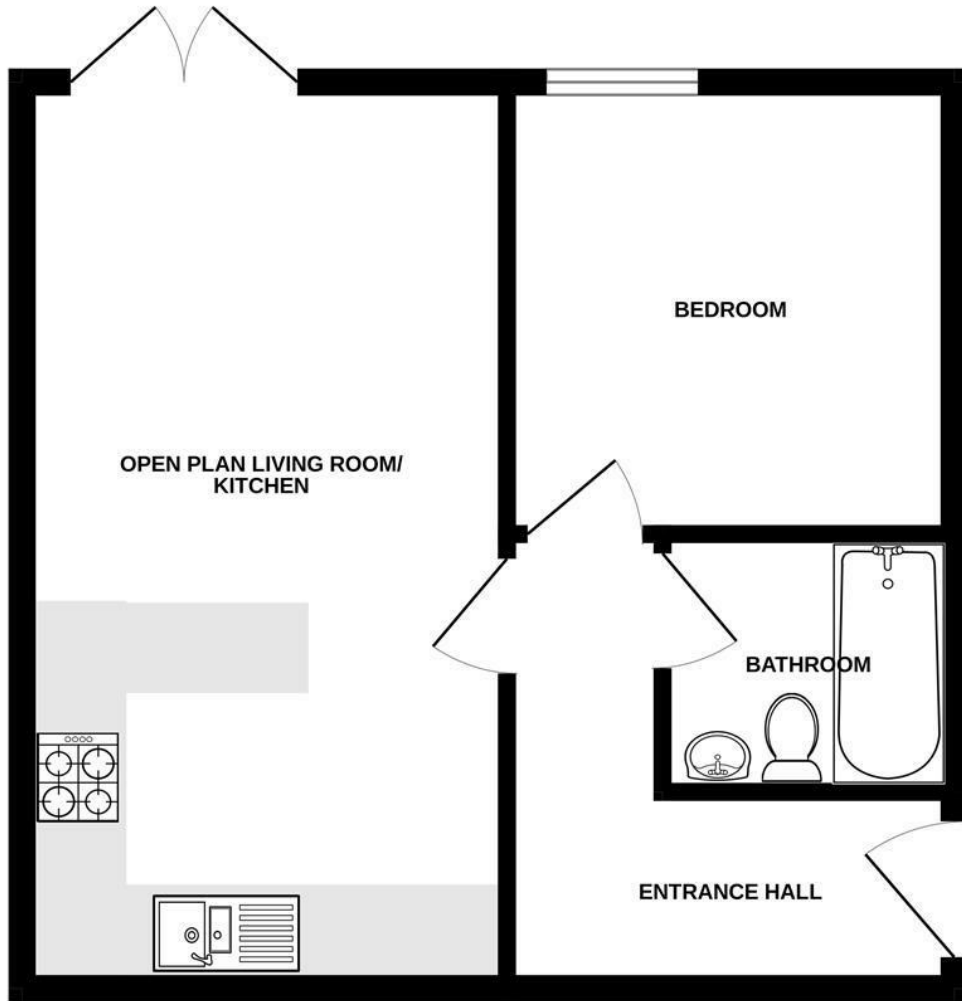
SERVICES

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



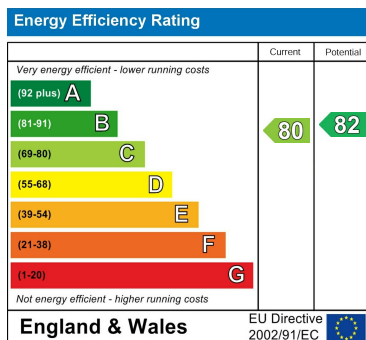


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.