



19 BURNSIDE HOUSE CARLETON ROAD,
SKIPTON, BD23 2BE

£175,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom Apartment located in Skipton

Conveniently located less than a mile from Skipton High Street, Burnside House is designed exclusively for those over the age of 55 and offers a combination of quality retirement living and communal facilities. Number 19 is a spacious two bedroom first floor apartment with fantastic views.

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.

Just a short and almost level walk from the town centre via a pedestrian footpath linking through to Carleton Road, Burnside House is a development exclusively for the over 55's and benefits from its many facilities, including beautifully tended gardens, sitting room, library area, refreshment facilities, and laundrette.

Ground Floor

Communal Entrance

With a secure communal entrance to lovely communal reception rooms and accessed either via the staircase or lift.

First Floor

Open Entrance Hall

Electric storage heater. Open through to:

Living Room

24'6 x 10'3 max

Dual aspect windows with long distance views over gardens to open countryside. Electric storage heater.

Kitchen

9'9 x 5'10

Range of wall and base units with contrasting wood effect worktop surfaces having ceramic tiled splashbacks. One and a half bowl stainless steel sink and drainer unit. Built in high level electric oven. Four ring electric SMEG hob with matching SMEG extractor over. Built in fridge. Built in dishwasher. Sealed unit double glazing.

Inner Hall

Useful built in storage cupboard.

Bedroom One

15'1 x 8'6

Fantastic views over gardens to open countryside. Electric storage heater.

Bedroom Two

8'10 x 8'6

Electric storage heater.

Bathroom

Four piece white suite including a walk in shower cubicle with chrome thermostatic shower over, separate fitted bath, low suite WC and a hand wash basin set on a vanity cabinet. Partial wall tiles and contrasting floor tiles. Electric towel radiator. Extractor fan and spotlights.

Outside

To the front of the property are beautifully maintained garden and seating areas. Easy access to the Train Station and supermarkets. Large residents and visitor parking areas.

Tenure

The tenure of the property is Leasehold on a 150 year lease from 1st January 2006 at an annual ground rent of £200 per annum. The annual service charges for Apartment 12 Burnside House are approx. £2907.45 per annum, which includes: water rates; buildings insurance; monthly exterior window cleaning; maintenance of the common areas including gardening and painting; use of the Burnside House facilities include a launderette, sitting area, courtyard quadrangle, refreshment facilities and guest bedroom (which sleeps three and has its own tv and tea/coffee making facilities, available at a cost of £25 per night). Upon the sale of the apartment, the vendor pays 1% of the sale price to the management company Troy Property Management Limited.

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 Note & Disclaimer

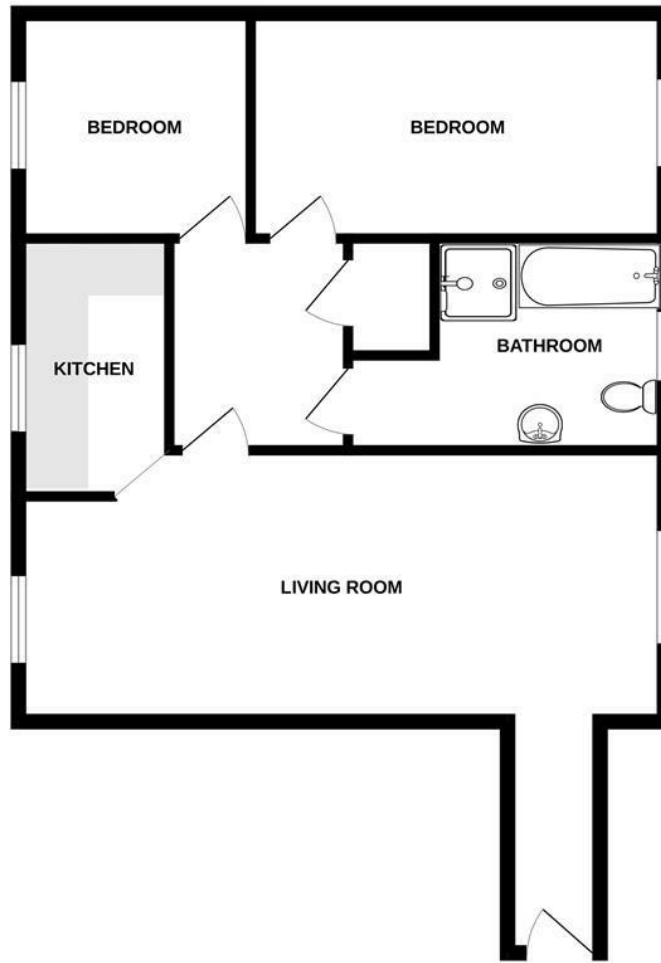
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

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



GROUND FLOOR

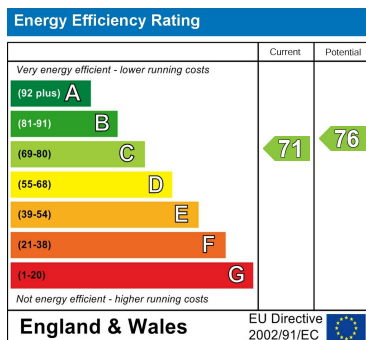


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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