



12 BURNSIDE HOUSE CARLETON ROAD,  
SKIPTON, BD23 2BE

£159,950



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 12 is offers spacious two bedroom first floor apartment.

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.

### Living Room

22'5 x 10'5

With an electric fire and wall heater, archway to the kitchen and double glazed window to the front to enjoy the views of the private gardens.

### Kitchen

10'4 x 7'3

Fitted kitchen with wall and base units in a cream finish and complimentary wood effect work surfaces. Inset stainless steel sink unit and drainer and mixer tap. Integrated appliances consisting of fridge, freezer, electric oven and hob and dishwasher. Display cabinets and cushioned vinyl flooring.

### Inner Hall

Access to the part boarded loft with pull down ladder. Intercom entry system.

### Bedroom One

12'9 x 8'4

Double bedroom with fitted cupboards and electric wall heater. Double glazed window to the front.

### Bedroom Two

8'5 x 7'2

With double glazed window to the rear and built in cupboards.

### Bathroom

Contemporary wall and floor tiling with a three piece suite in white consisting of a large step in shower cubicle, low level W.C. and hand basin. Chrome heated towel rail and vinyl cushioned flooring.

### 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. £625.69 per quarter, 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

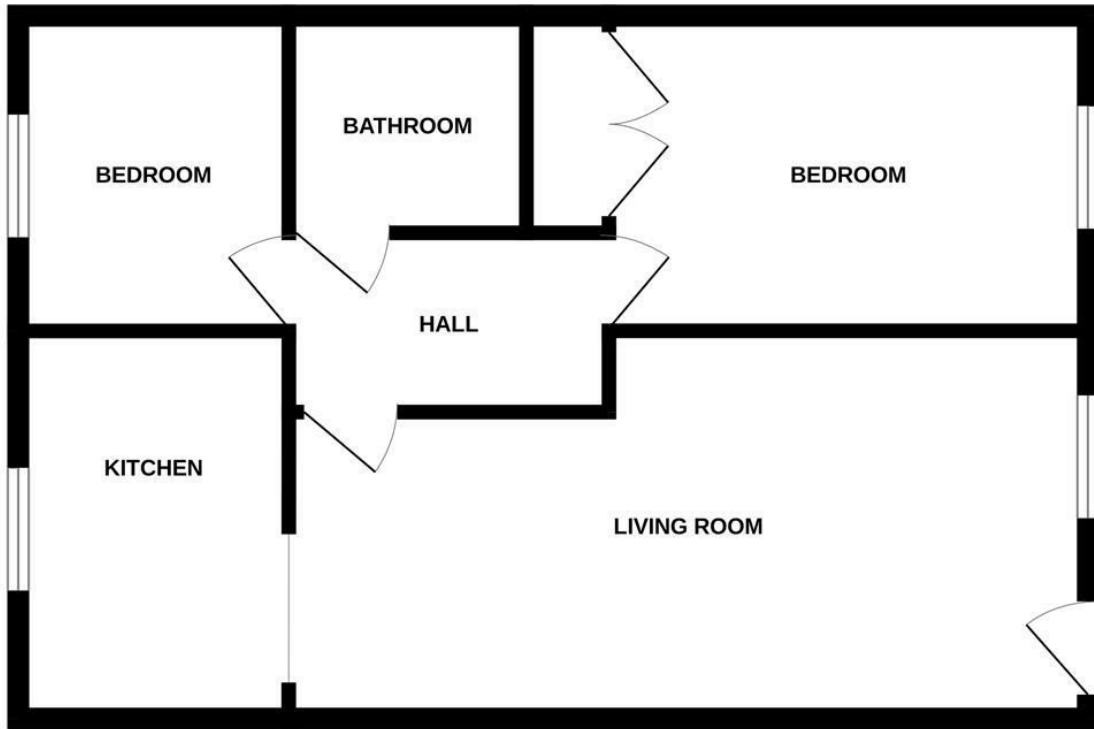
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

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



# GROUND FLOOR

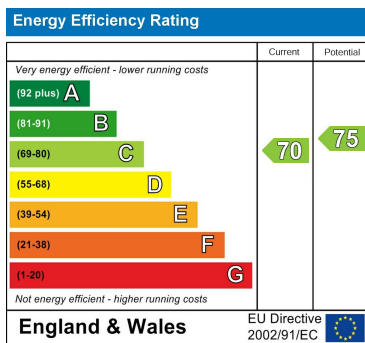


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

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.