

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Flat 6, Mill Lane, Askrigg

- First Floor Flat in Lovely Village Location
- 2 Bedrooms
- Generous Lounge
- Kitchen
- Modern Bathroom
- Modern Electric Heating
- Double Glazing
- Balcony with Lovely Views
- On Street Parking
- Lovely Views

Postcode: **DL8 3HW**

Tenure: **Leasehold**

125-year lease from 8th May
1989 = 90 years remaining

Council Tax Band: **A**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £120,000 - £140,000



Flat 6 Mill Lane is a lovely first floor apartment, situated in the sort after village of Askrigg, in the heart of the Yorkshire Dales.

Askrigg is a picturesque village with its ancient market cross, notable church and cobbled central "green". It has a primary school, good general store, delicatessen, and gift shop, as well as 3 good pubs, a number of B&B's and an excellent community life. The village is also famous for its Herriot connections, being the village where the series All Creatures Great & Small was filmed.

The apartment offers 2 bedrooms, one of which is a spacious double room, a generous living room, kitchen and recently installed bathroom. The flat is heated by modern high heat retaining electric heaters and is fully double glazed. Externally, the property has use of a communal garden, which is shared with the neighbouring apartments.



FIRST FLOOR

ENTRANCE HALL Fitted carpet. Window to rear. Door to lounge.

LOUNGE Spacious lounge. Newly fitted carpet. Modern electric radiators. TV Point. Window and enclosed balcony to front, with fantastic views.



KITCHEN Tiled effect lino. Good range of wall and base units. Stainless steel sink and drainer. Electric oven and hob. Extractor fan. Space for slimline dishwasher, washing machine, fridge freezer. Window to rear overlooking the communal garden.

HALLWAY Newly fitted carpet.

BATHROOM Recently fitted bathroom. Modern suit comprising WC, Wash basin, bath with electric power shower. Heated towel rail. Wall mounted mirrored cabinet. Frosted window to rear.



BEDROOM 1 Good double bedroom. Newly fitted carpet. Modern electric radiator. Window to front with lovely views.

BEDROOM 2 Good single bedroom. Newly fitted carpet. Modern electric radiator. Airing cupboard, housing the hot water cylinder. Window to rear.

OUTSIDE

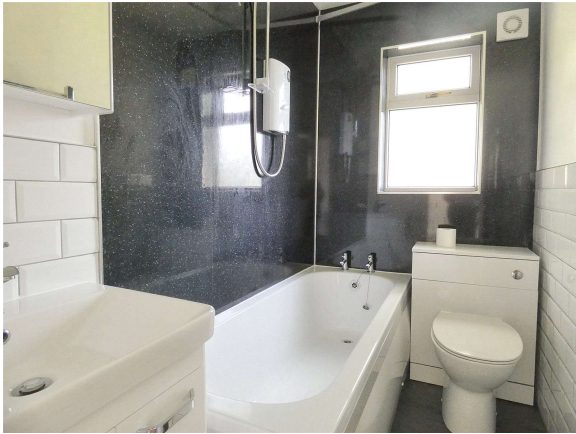
GARDEN Communal gardens, shared with 5 other flats. Bin area. Washing line for use.

PARKING On street parking available on a first come first serve basis.

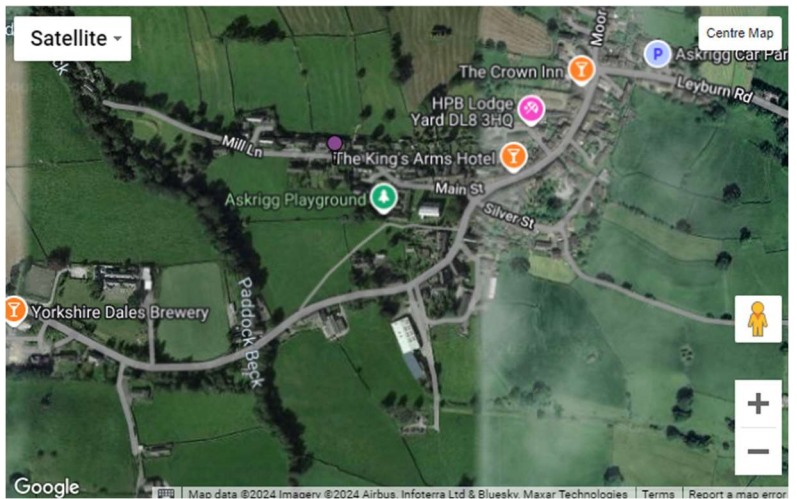
AGENTS NOTES Consumer unit and electric meter for all flats are located in a cupboard, under the communal stairs.



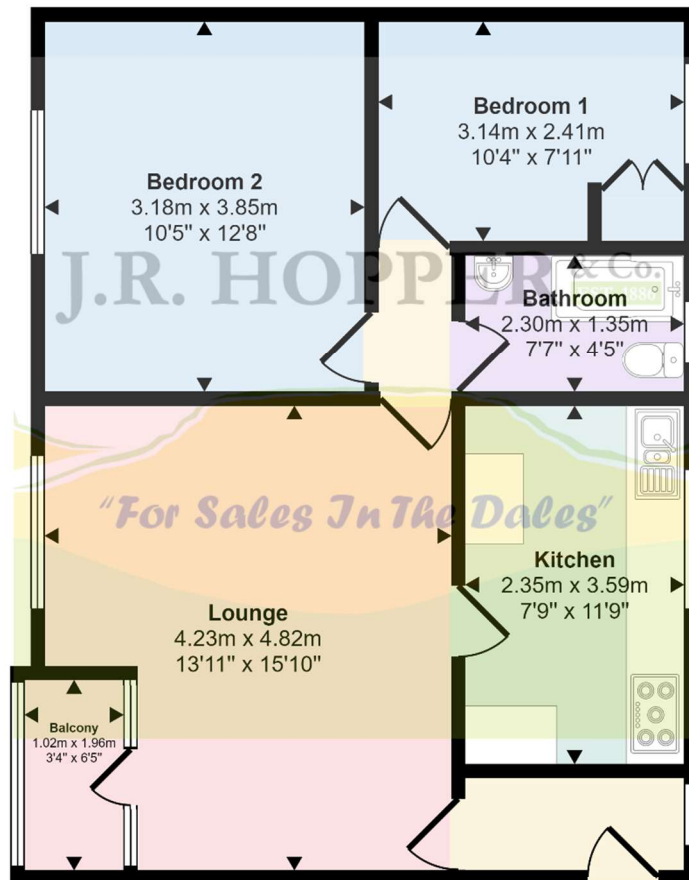
ANNUAL SERVICE CHARGE payable to the freeholder, North Yorkshire County Council. This fee varies from year to year, depending on the works carried out. The service charge covers the upkeep of the communal grounds and the internal shared access, plus external structural work.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Approx Gross Internal Area
58 sq m / 624 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.