



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**FORMING ONE OF 12 APARTMENTS IN A WELL RESPECTED  
MILL CONVERSION – HIGH QUALITY DUPLEX  
ACCOMMODATION COVERING THE TOP 2 FLOORS WITH LIFT  
ACCESS & PRIVATE PARKING SITUATED WITHIN SHORT  
WALKING DISTANCE OF SKIPTON TOWN CENTRE**



## **9 BRINDLEY MILL SKIPTON**

**Recently the subject of significant improvement including new high quality kitchen & bathroom fittings, this impressive duplex apartment is favourably located in the top corner of the building at 2<sup>nd</sup> & 3<sup>rd</sup> floor level with lift access and lovely elevated views towards Christ Church.**

**The accommodation briefly includes a modern open plan Kitchen, Sitting & Dining Room and 2 Double Bedrooms & Bath/Shower Rooms (one on each floor level); the whole being tastefully presented with a lovely blend of original beams & roof trusses and upgraded windows and shutters.**

## **PRICE: £245,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Converted approximately 25 years ago, **Brindley Mill** is in a quiet location adjacent to the **Leeds Liverpool canal** whilst also being within a stone's throw of the centre of **Skipton**, well known for its **award-winning High Street markets & live music scene** and providing a wide variety of shops & restaurants with **excellent network links via the bus & train station**.

**Recently re-roofed with an upgraded fire alarm system**, Brindley Mill is surely one of the best maintained conversions in the town, with number 9 having **two parking spaces in a secure gated car park** and being offered with **no forward chain**.

Stairs or lift access to:

### **THE SECOND FLOOR**

**HALL:** 6'2" x 5'1" with laminate flooring.

**BEDROOM 1:** 11'8" x 9'7" with laminate flooring and window seat with bespoke fitted shutters.



**EN-SUITE:** 6'5" x 5'5" with contemporary suite comprising large shower enclosure with dual head attachments and sliding glass door, low suite w.c, wash hand basin with drawers under, illuminated mirror, ladder radiator, tile effect floor, extractor fan and fully tiled walls.



**NOTE:** These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





**LIVING / DINING ROOM:** 19'0" x 13'0 with vaulted ceiling, laminate floor, 2 deep window sills with bespoke shutters, dining space, open staircase to the first floor, exposed beam & roof trusses and open plan layout to:

**KITCHEN:** 12'6" x 5'2" with contrasting laminate flooring, range of wall and base units, wooden worktops, electric oven & 4 ring hob with extractor hood over, 1½ bowl composite sink & drainer, integrated dishwasher, space for washer, small breakfast bar, space for fridge/freezer under stairs.



### **THE THIRD FLOOR**

**GALLERY LANDING:** 18'9" x 5'0" with laminate flooring, Velux window with solar powered blind, exposed timbers, drop down computer desk and airing cupboard housing the hot water cylinder & fitted shelves.

**BATHROOM:** 6'5" x 5'6" with modern suite comprising panelled bath with shower over and folding glass screen, low suite w.c, wash hand basin with drawers under, illuminated mirror, ladder towel rail, tiled walls, tile effect flooring and extractor fan.

**BEDROOM 2:** 9'9" x 8'9" (plus eaves storage) with views towards Christ Church, laminate floor, Velux window with fitted blind, exposed beam and emergency exit to the rear staircase.



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## **TO THE OUTSIDE**

There is a private car park to the ground floor (access via a fob through a security gate) with two designated parking spaces for apartment 9.

There is also a communal bin store and 4 visitor spaces and a small sitting out area just outside the gate.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band D.

**SERVICES:** Mains water, drainage and electricity are connected to the property. Mains gas is not connected. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**POST CODE:** BD23 2UN

**TENURE & CHARGES:** The property is held under the remaining term of a 125 lease from October 1999. Management/maintenance charges & ground rent are currently £345 per quarter. The owner of each apartment has a share of the freehold with Chris Jones acting as the managing agent.

**VIEWING:** Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE:** £245,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

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