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HERE TO GET *you* THERE

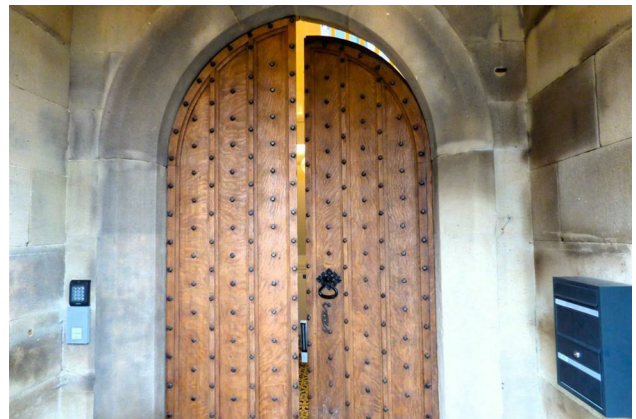
St Stephens Place, Skipton Offers In Excess Of £285,000 Property Images



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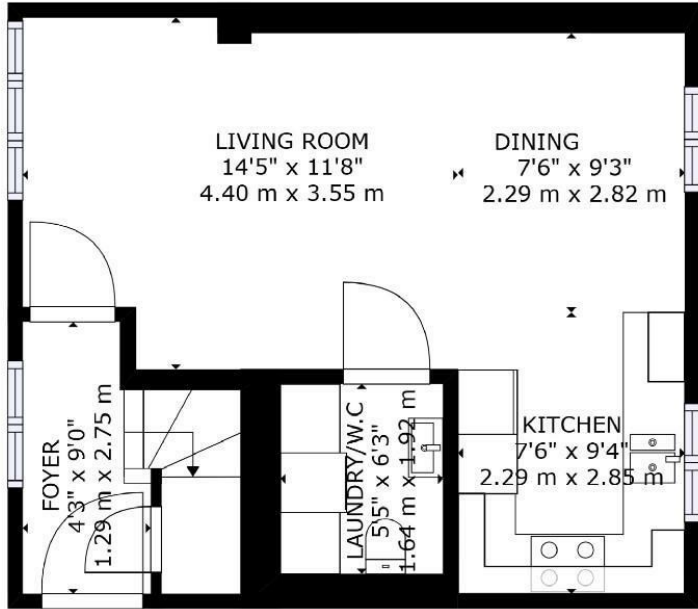
Property Images



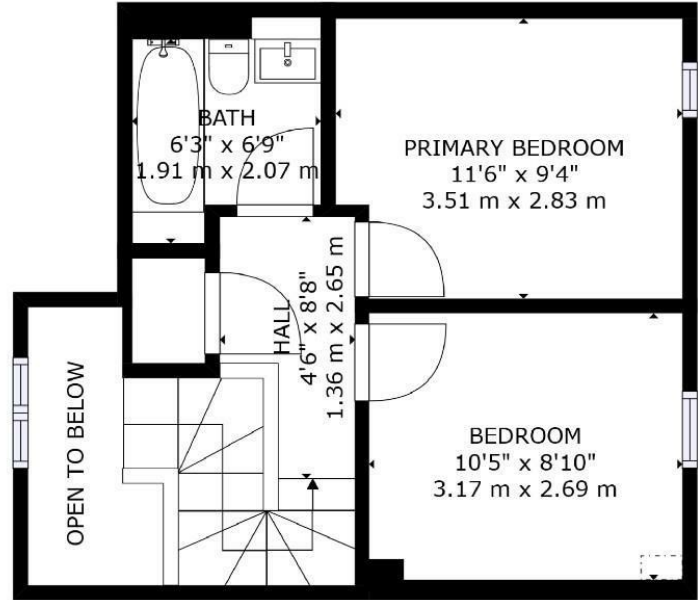
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Property Images



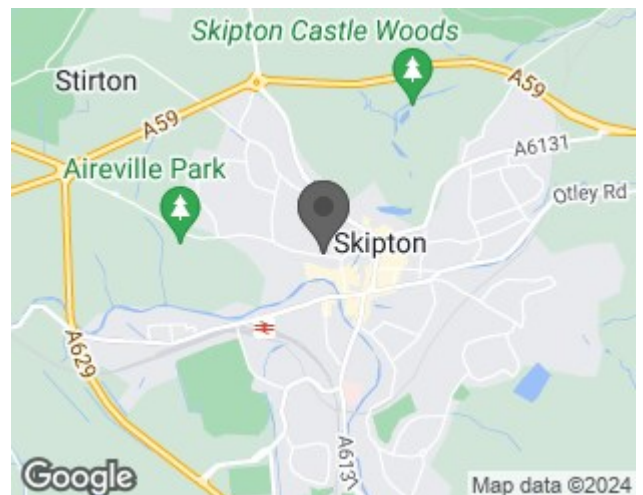
FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



This former school dates back to 1854 with many of the original features been retained and highlighted to include decorative stonework and lancet windows, along with exposed roof timbers.

Constructed by local developer Skipton Properties in 2022, this high-quality unique complex offers luxury town centre living in a quieter location. Apartment 6 occupies the top left half of the building and is approached via the original entrance through two pairs of oak doors. The property is spread over the second and third floors, and reached by a return staircase.

An entrance lobby with vaulted ceiling and large lancet window, has a return staircase with store cupboard below, The 'L' shaped living-dining-kitchen space offers modern open-plan living. To the kitchen area, an extensive range of high-gloss fitted units and a suite of integrated appliances including a dishwasher, AEG oven and grill, ceramic hob, integrated fridge / freezer, and having a tiled splash-back and a cupboard housing the properties combination boiler.

The dining area has a pleasant outlook onto St Stephens Place and ample room for a 6 person dining set.

The living space offers room for a sofa and chairs and features a tall Lancet window with views across town.

Set between the living room and kitchen, a very useful laundry / WC room with plumbing and space for a washing machine and dryer, and with fitted cupboards and worktops, along with a WC.

To the first floor landing, a return balustrade and attractive vaulted ceiling, and useful store cupboard.

Bedroom 1 is a double bedroom with exposed beams and trusses, Velux window and a television point. Bedroom 2 is a further double bedroom, again with exposed beams and trusses and with a television point and Velux window.

The house bathroom comprises of a WC, wash basin with vanity drives below, and the panel bath with thermostatic showerhead over. Having tiling to the walls, shaver point, recessed shelf from the extractor fan.

Outside there is a designated private parking place, with additional parking spaces for visitors to the top of the development. The property enjoys access to the tranquil communal gardens which are laid over two levels with a lawn and shrubs to the lower level, and a well stocked kitchen-garden-style area to the upper level.

The monthly service charge at £182 includes ground rent, electric to communal areas and buildings insurance. All 10 residents pay an additional £41 per month for the upkeep of the parking / grounds / gardens.

On-Line-Bullet-Points

- A superbly designed, spacious, and unique apartment
- Fab open-plan living-dining-kitchen
- Set over 2 floors
- 2 double bedrooms, contemporary bathroom
- Just 3 years old with remaining 10 year warranty
- Utility room and WC / Cloaks
- Service charge includes all communal garden / electric / parking, and buildings insurance
- Delightful communal garden
- On the level to The High Street
- NO FORWARD CHAIN