

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Corner House 22 Otley Street

Skipton, BD23 1EW

**£184,950**



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Offered to the market with NO UPWARD CHAIN is this RECENTLY COMPLETED and FULLY RENOVATED SECOND FLOOR FLAT. Offering a RARE OPPORTUNITY and built in 1854 in a PRIME LOCATION CLOSE TO SKIPTON CENTRE, the property consists of four flats which have been finished to a HIGH STANDARD and are easy-to-maintain. Larger than average, Flat 4 is now complete and READY TO MOVE INTO. Internally comprising: a lounge, an office, two bedrooms, a kitchen diner and a bathroom. The flat is just a few minutes walk to the train station and the Yorkshire Dales and offers an excellent opportunity for a professional or retired couple. There are three further flats which are available to purchase. This flat also benefits from ALLOCATED PARKING. Viewings recommended - book yours today!

## Lounge

15'6 x 10'7 (4.72m x 3.23m)

A bright spacious room with windows to the front and side.

## Kitchen Diner

A new modern kitchen with a window to the front elevation.

## Bedroom One

15'2 x 13'5 (4.62m x 4.09m)

Double bedroom with a window to the rear.

## Bedroom Two

14'2 x 9'8 (4.32m x 2.95m)

Window to the side elevation.

## Office

6'7 x 5'7 (2.01m x 1.70m)

Velux lighting.

## Bathroom

A good sized bathroom with a bath, benefiting from an overhead shower, and a hand basin. Partition wall to the WC.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode BD23 1EW

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or

any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



