

Peter David

Properties Ltd

Residential Sales and Lettings



Flat 1, Corner House 22 Otley Street

Skipton, BD23 1EW

£124,950



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Offered to the market with NO UPWARD CHAIN is this RECENTLY COMPLETED and FULLY RENOVATED GROUND 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. Flat 1 is now complete and READY TO MOVE INTO. Internally comprising: a living room, a kitchen, a cellar, a bedroom and a shower room. 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 four flats in total which are available to purchase. There is no ground rent for the property and the service charge is to be shared between the four flat owners. Viewings recommended - book yours today!

Hallway

17' x 2'9" (5.18m x 0.84m)

Kitchen/Living Area

15'6" x 16'4" max (4.72m x 4.98m max)

The kitchen area has matching wall and base units, an electric hob and electric oven, an inset sink and drainer, a dishwasher and space for an under counter fridge. With dual aspect windows to the front and side and a further bay window to the side aspect.

Please note that the measurement includes into the bay window. Without the bay window the measurement is approx. 15'6" x 10'.

Cellar

A good sized cellar offering plenty of potential storage space.

Bedroom

16'6" x 12'6" max (5.03m x 3.81m max)

A double bedroom with a bay window with original Victorian shutters to the side aspect and an external door to the side.

The measurement includes the bay window.

Shower Room

10' x 3'4" (3.05m x 1.02m)

Partially tiled and comprising: shower cubicle, wash basin encased within space saving vanity unit and mirror above, and 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.



Road Map



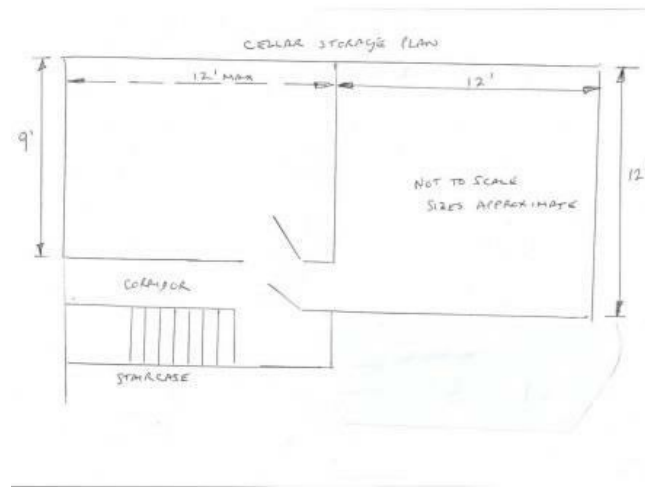
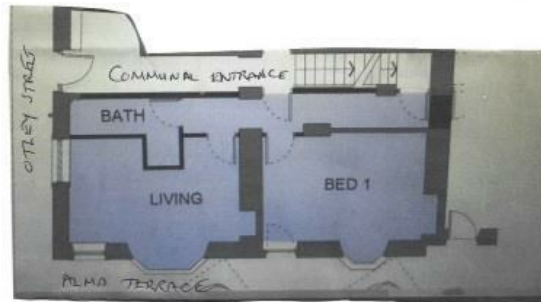
Hybrid Map



Terrain Map



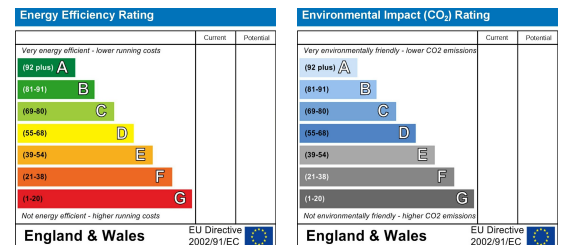
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.