



**33 BURNSIDE HOUSE, CARLETON ROAD,
SKIPTON, BD23 2BE**

£165,000



1 Bedroom Apartment located in Skipton

Conveniently located less than a mile from Skipton High Street, Burnside House is designed exclusively for those over the age of 55 and offers a combination of quality retirement living and communal facilities. Number 33 is part of the original house and offers spacious one bedroom apartment with far reaching views.

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

Just a short and almost level walk from the town centre via a pedestrian footpath linking through to Carleton Road, Burnside House is a development exclusively for the over 55's and benefits from its many facilities, including beautifully tended gardens, sitting room, library area, refreshment facilities, and laundrette.

Communal Entrance

Main entrance into the Reception Area, with outer doors to the courtyard garden and inner doors leading through to the Sitting Area and Library. Access to Apartment 33 is via a private entrance from outside, only shared with one other apartment.

Living Room

15'9 x 14'10 plus bay

With electric coals effect fire with decorative surround and mantel. Host of original features including; deep ceiling coving, picture rail and bay window with far reaching long distance views.

Kitchen

7'10 x 6'11

Range of fitted wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; slimline dishwasher, ceramic hob with canopied extractor fan over, electric oven and fridge. Spotlighting and tiled flooring.

Bedroom

16'2 x 9'10

Large double room with built-in wardrobes and cupboards, deep ceiling coving and far reaching views. Cupboard housing hot water cylinder.

Shower Room

Three piece suite comprising; walk-in shower with thermostatic head, hand basin and low suite wc. Fully tiled walls and flooring. Chrome heated towel rail and extractor fan.

Outside

All the gardens and common areas are maintained to a high standard by the Management Company. There is a car parking area with ample space for residents and visitors.

Tenure & Council Tax

Council Tax Band: B

Tenure: The tenure of the property is Leasehold on a 150 year lease from 1st January 2006 at an annual ground rent of £200 per annum. The annual service charges for Apartment 33 Burnside House are currently £2502.75 which includes: water rates; buildings insurance; monthly exterior window cleaning; maintenance of the common areas including gardening and painting; use of the Burnside House facilities including laundrette; sitting area, courtyard quadrangle, refreshment facilities and guest bedroom (which sleeps three and has its own tv and tea/coffee making facilities, available at a cost of £25 per night).

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



Anti Money Laundering Regulations

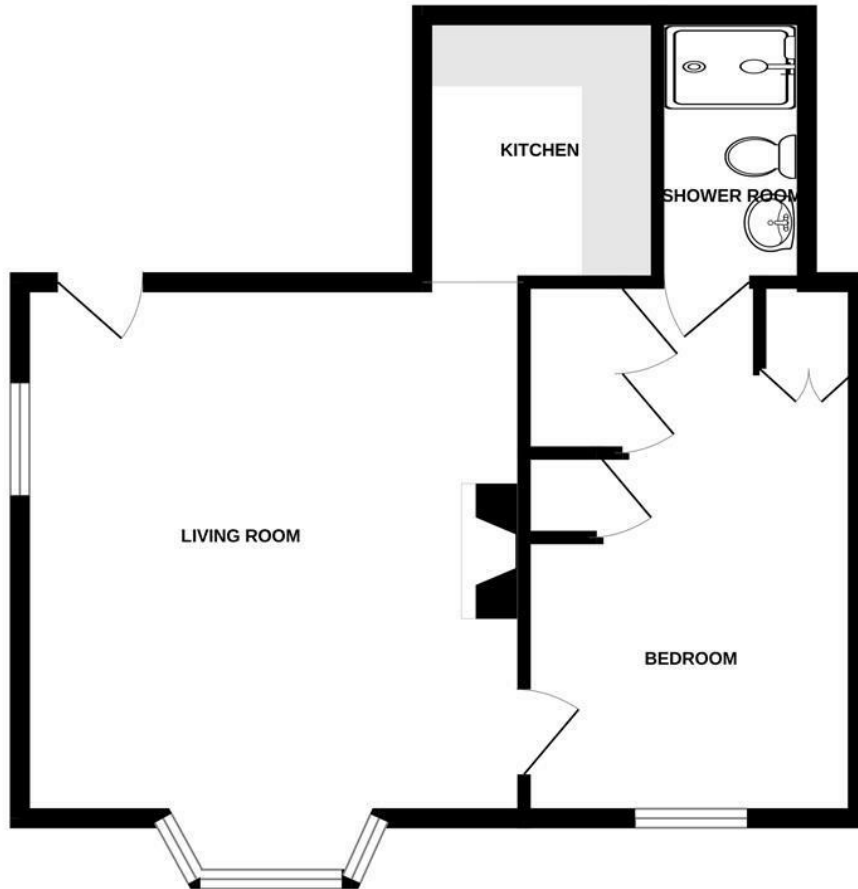
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR

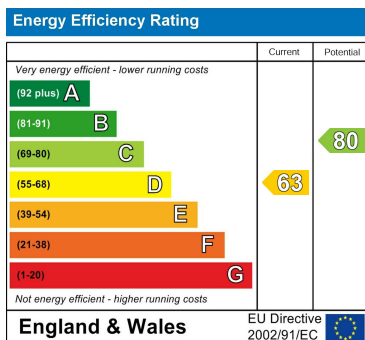


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



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