



APT 5 BURNSIDE HOUSE, SKIPTON, BD23 2BE

£165,000



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 5 is a spacious two bedroom first floor apartment with fantastic views.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable 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.

#### Ground Floor

##### Communal Entrance

With a secure communal entrance to lovely communal reception rooms and accessed either via the staircase or lift.

#### First Floor

##### Private Entrance Hall

With storage heater and useful large storage cupboard housing hot water tank.

##### Living Room

17'5 x 10'8

Storage heater and ceiling coving. Fantastic long distance views.

##### Kitchen

9'3 x 6'9

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; Electric oven, ceramic hob, fridge freezer canopied extractor fan and plumbing for washing machine. Tiled floor and spotlighting.

##### Bedroom One

17'6 x 8'5

Large double room with built-in wardrobes, storage heater and fantastic long distance views.

##### Bedroom Two

14'0 x 5'7

Electric storage heater and long distance views.

##### Bathroom

Three piece suite comprising; low suite wc, hand basin and large walk-in shower with electric shower over. Chrome heated towel rail and spotlighting.

##### Outside

On the same level as the property are beautifully maintained garden and seating areas. Easy access to the Train Station and supermarkets. Large residents and visitor parking areas.

##### 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 5 Burnside House are approx. £2657.40 per annum, 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 include a launderette, 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). Upon the sale of the apartment, the vendor pays 0.5% per year of ownership (partial year treated as a full year) of the sale price to the management company Troy Property Management Limited.

##### Council Tax

Council Tax Band: B

##### 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

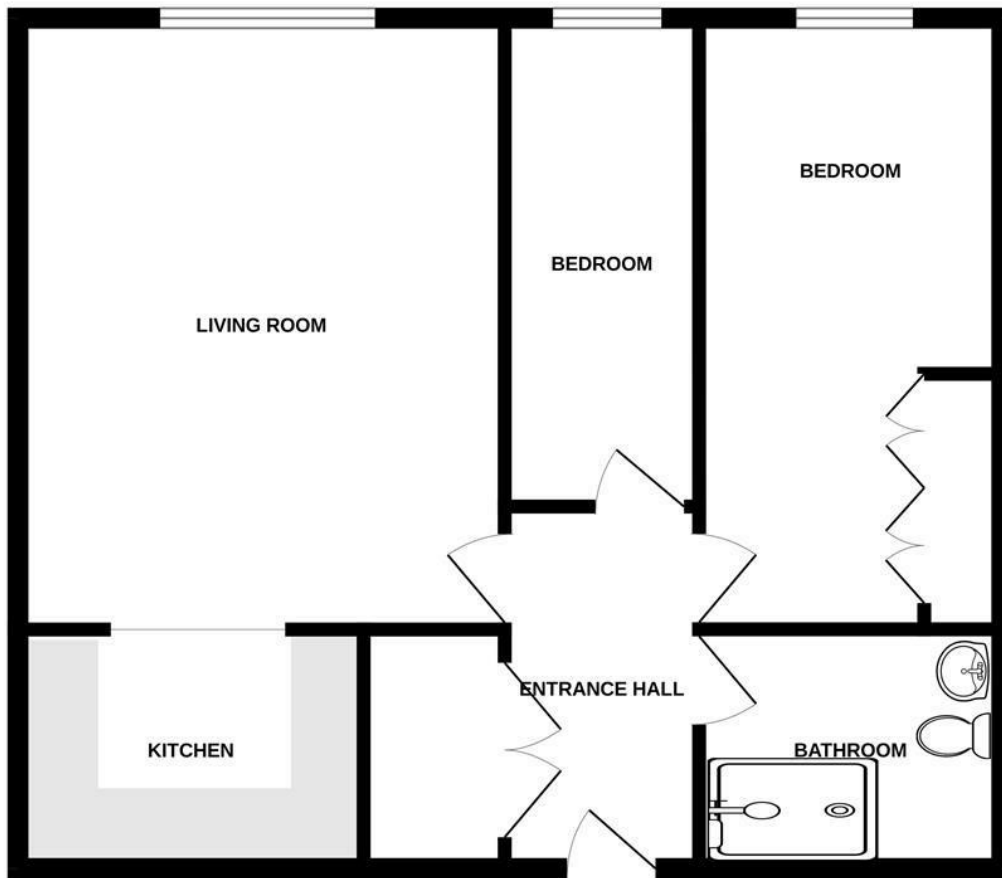
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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

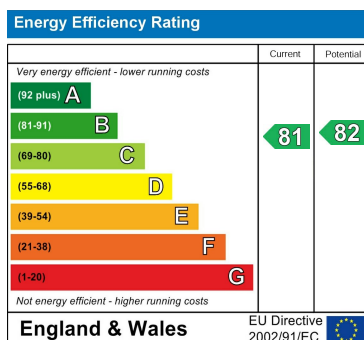


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**CARLING**  
**JONES**