



201 FIRTH MILL FIRTH STREET, SKIPTON, BD23  
2FB

£199,950



# 1 Bedroom penthouse located in Skipton

Superbly appointed one bedroome penthouse (plus space on the mezzanine level) apartment located in the centre of Skipton. With bespoke fixtures and fittings, this apartment was converted in 2017 by award winning developers, Candelisa Ltd. Perfect for a range of buyers, including first time buyers, people downsizing and investors alike.

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.

Built in 1877 by one of the founding members of the Skipton Building Society, the mill has played an important role in Skipton's rich history and heritage. The redevelopment was completed to the highest standards in late 2017 consisting of 32 one and two bedroom loft apartments, each benefiting from private balconies and terraces along with secured allocated parking. Candelisa Limited, a multi award winning and leading UK/international development company were the architects behind this truly fantastic conversion.

The accommodation with electric heating and double glazing, with approximate room sizes comprising:

#### Main Entrance

With communal seating. Individual post boxes. Access to garage parking and staircase leading up to the first and second floor.

#### Apartment Entrance Hall

With electric radiator. Deep built-in utility/store cupboard including the hot water cylinder and plumbing for an automatic washing machine.

#### Open Plan Living Dining Kitchen

23'0 x 9'5 max

Large double glazed timber windows, with a double glazed door leading out onto the private balcony. Timber double glazed window. Superb long distance views of Skipton's roof tops and surrounding countryside. Two electric radiators. Exposed roof trusses. Fitted modern gloss wall and base units with contrasting Italian quartz worktops. One and a half bowl stainless steel sink with drainer fitting to worktop. Built-in Neff electric oven with Neff four ring ceramic induction hob above. Integrated refrigerator with small freezer. Open solid oak staircase with attractive glass balustrade leading up to the mezzanine floor level.

#### Mezzanine Floor

19'8 x 9'7

Feature oak staircase. Exposed timber roof trusses. Velux window.

#### Bedroom

12'3 x 10'3

Double bedroom with feature timber framed windows and matching door out onto a further balcony area. Electric radiator.

#### Bathroom

High quality three piece suite including low suite WC, hand wash basin having two high gloss vanity drawers under, walk-in shower enclosure with two thermostatic shower heads. Floor to ceiling ceramic wall tiles in a soft grey finish. Complementary ceramic floor tiles. Heated towel rail. Large recess mirror. Extractor fan.

#### Balcony

A very pleasant sitting out area with stunning views over Skipton and surrounding countryside in the distance. Timber decking. Outside lighting. Exposed stone work.

#### Car Parking

Private allocated car parking space within the secure gated undercroft parking area.

#### Service Charge & Tenure

The property is Leasehold under the remainder of a 999 year lease dated 1st January 2017. We have been informed the current service charge is £94 per calendar month and covers buildings insurance, communal electrics (hallway and garage lighting), communal maintenance including the upkeep of the parking area and dustbin store. In addition there is an annual ground rent of £250. As an owner of an apartment you will have a share in the Management Company, Firth Mills Management Company Limited.

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

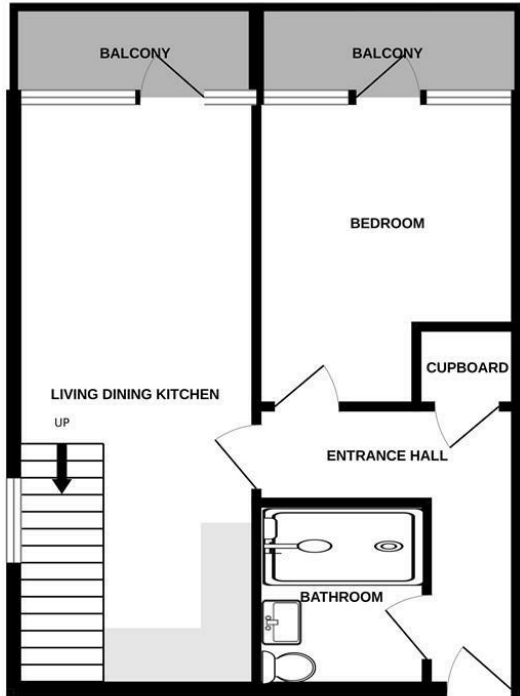
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

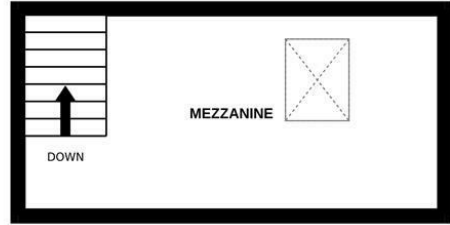
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

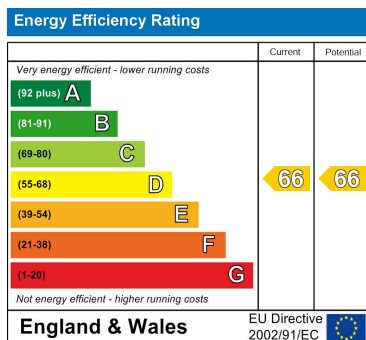


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Call us on

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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.