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ESTATE AGENTS · VALUERS · LETTING AGENTS

AN IMMACULATELY PRESENTED FIRST FLOOR 2 BEDROOMED APARTMENT WITH A BALCONY OVERLOOKING THE BOWLING GREEN AND AN ALLOCATED SECURE PARKING SPACE IN A PRIME CENTRAL LOCATION



APARTMENT 12 CAVENDISH HOUSE CAVENDISH COURT, SKIPTON

Presented to 'show home' standards, this beautiful apartment occupies a **choice first floor position** and consequently **overlooks the bowling green to the rear of the development** which was converted in 2021 by multi-award winners Messrs Candelisa Homes. Having the benefit of a generous **balcony and secure undercover parking within the gated car park**.

The generously proportioned light & airy accommodation briefly includes a **large open plan Living & Dining Kitchen** which accesses the balcony, **2 Double Bedrooms** with bespoke fitted wardrobes and a **luxury 4-piece Bathroom**.

PRICE: £229,950

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Cavendish House is **conveniently located in the heart of Skipton just a minute's walk from the bustling and award-winning High Street yet is quietly tucked away in a peaceful back water position overlooking a bowling green.**

Skipton offers a **wide selection of craft ale bars, pubs, cafes, shops and eateries and a regular market 4 days a week.** Skipton Castle, one of the most complete and well-preserved medieval castles in England is located at the top of the High Street, whilst the Leeds-Liverpool canal meanders through the town giving **towpath access to an abundance of countryside walks.** The **train station also offers direct links to Leeds, Bradford and London,** whilst the town, recently voted the happiest place to live (based on Rightmove's happy at home index) has a superb selection of primary and secondary schools.

TO THE GROUND FLOOR

Secure communal entrance door to entrance lobby with stairs and lift access to all floors.

TO THE FIRST FLOOR

Entrance door to:

HALL: deep storage cupboard with washer plumbing and also housing the pressurised hot water cylinder, video telephone entry system.

OPEN PLAN LIVING & DINING KITCHEN: 20'0" x 18'10" (max) range of wall and base units with contrasting laminate working surfaces over incorporating Neff electric oven, Neff 4 ring induction hob with concealed extractor hood over, integrated Neff appliances including fridge freezer and washing machine (or dishwasher plumbing if preferred), stainless steel sink unit and drainer, breakfast bar seating, oak flooring **DINING AREA** and **LIVING AREA** with window and glazed door to the balcony.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BEDROOM 1: 11'3" x 9'4" (inclusive of bespoke fitted wardrobes) with lovely views over the bowling green.



BEDROOM 2: 11'3" x 9'5" (inclusive of bespoke fitted wardrobes) with part panelled wall and similar views to bedroom 1.

4 PIECE BATHROOM: 9'0" x 7'9" (max) a range of Roca sanitary ware comprising panelled bath, large walk in shower enclosure with sliding glass door and dual head thermostatic shower, low suite w.c, wash hand basin, part tiled walls and tiled floor, electric chrome towel rail and extractor fan.



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TO THE OUTSIDE

A large aluminium decked balcony accessed off the main living space affords lovely views over the bowling green and beyond, with the view in autumn and winter offering a longer distance view through the trees towards Skipton moor.

A private allocated parking space is located in the secure gated basement car park area.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C.

SERVICES: Mains water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD23 2FN

TENURE: The property is leasehold with the remaining term of a 999 year lease from 2021. There is a quarterly service charge of £320.25 and an annual ground rent of £200 per annum, vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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