



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SPACIOUS WELL PRESENTED 2 BEDROOMED DUPLEX APARTMENT SET WITHIN A MODERN MILL DEVELOPMENT IN THE SOUGHT AFTER VILLAGE OF EMBSAY CLOSE TO THE POPULAR MARKET TOWN OF SKIPTON**



**APARTMENT 11 PRIMROSE MILL  
EMBSAY**

**This well maintained spacious 2 Double Bedroomed duplex apartment covers in excess of 1050 sq ft and offers stylish en-suite accommodation within this modern mill development. Primrose Mill is pleasantly tucked away in this sought after village, whilst being approximately 2 miles from the historic market town of Skipton.**

The property briefly comprises: a **Hallway with telephone entry system & Cloakroom, large L-shaped Kitchen, Dining & Living Room with doors to a decked balcony, a spacious Landing, 2 Double Bedrooms (one with luxury En-Suite) and a stylish Bathroom.**

**PRICE: £235,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



The property also benefits from **secure gated undercover parking** and is within a 5 minute walk of **2 pubs, a village shop with Post Office, primary school, the Emsay to Bolton Abbey steam train line, a café and a gym.** Offered with **no forward chain**, the accommodation comprises:

### **TO THE GROUND FLOOR**

Secure entrance to internal corridor with post boxes, access to the secure gated car park, lift & staircase access to all floors, with number 11 being located on **THE SECOND FLOOR** with door to:

**HALLWAY:** with staircase to upper floor with store cupboard housing the hot water cylinder and video entry system.

**CLOAKROOM:** 5'0" x 3'3" with low suite w.c with concealed cistern, wash hand basin, tiled floor, part tiled walls and extractor fan.

**OPEN PLAN KITCHEN, DINING & LIVING ROOM:** 23'5" x 21'10" (max, l-shaped) with a range of wall and base units with granite worktops over incorporating 4 ring electric hob with extractor hood over, eye level electric oven, range of integrated appliances including fridge, freezer, dishwasher and washing machine, recessed 1½ bowl sink unit, vinyl tiled floor to the kitchen, **DINING AREA** and **LIVING AREA** with fully glazed French doors 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.



## **TO THE THIRD FLOOR**

**SPACIOUS LANDING:** 10'5" x 7'1" with space for a study area or seating.

**BEDROOM 1:** 13'4" x 11'3" with large Velux window.

**EN-SUITE SHOWER ROOM:** 10'2" x 5'9" (max) comprising large walk-in shower enclosure with thermostatic unit and tiled walls, low suite w.c with concealed cistern, wash hand basin, chrome towel rail, tiled floor, part tiled walls and extractor fan.



**BEDROOM 2:** 13'4" x 12'0" with large Velux window.

**BATHROOM:** 6'10" x 5'7" comprising bath with hand held shower attachment, low suite w.c, wash hand basin, tiled floor, part tiled walls, chrome towel rail and extractor fan.



## **TO THE OUTSIDE**

A large decked balcony accessed from the living room offers a sheltered seating area with space for potted plants and furniture.

The apartments benefit from the use of 2 large and secure communal storage rooms. Number 11 benefits from a private designated parking space in a secure & dry car park, with further visitor parking available.

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Maintenance of the communal grounds and gutters, window cleaning, buildings insurance, balcony & lift maintenance are all included within the service charge.



**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 6NQ**

**TENURE:** The property is leasehold with the remaining term of an original 999 year lease. A quarterly service charge of £475 covers the buildings insurance, grounds, gutter, balcony and lift maintenance and window cleaning. 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](http://www.wilman-wilman.co.uk)**

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