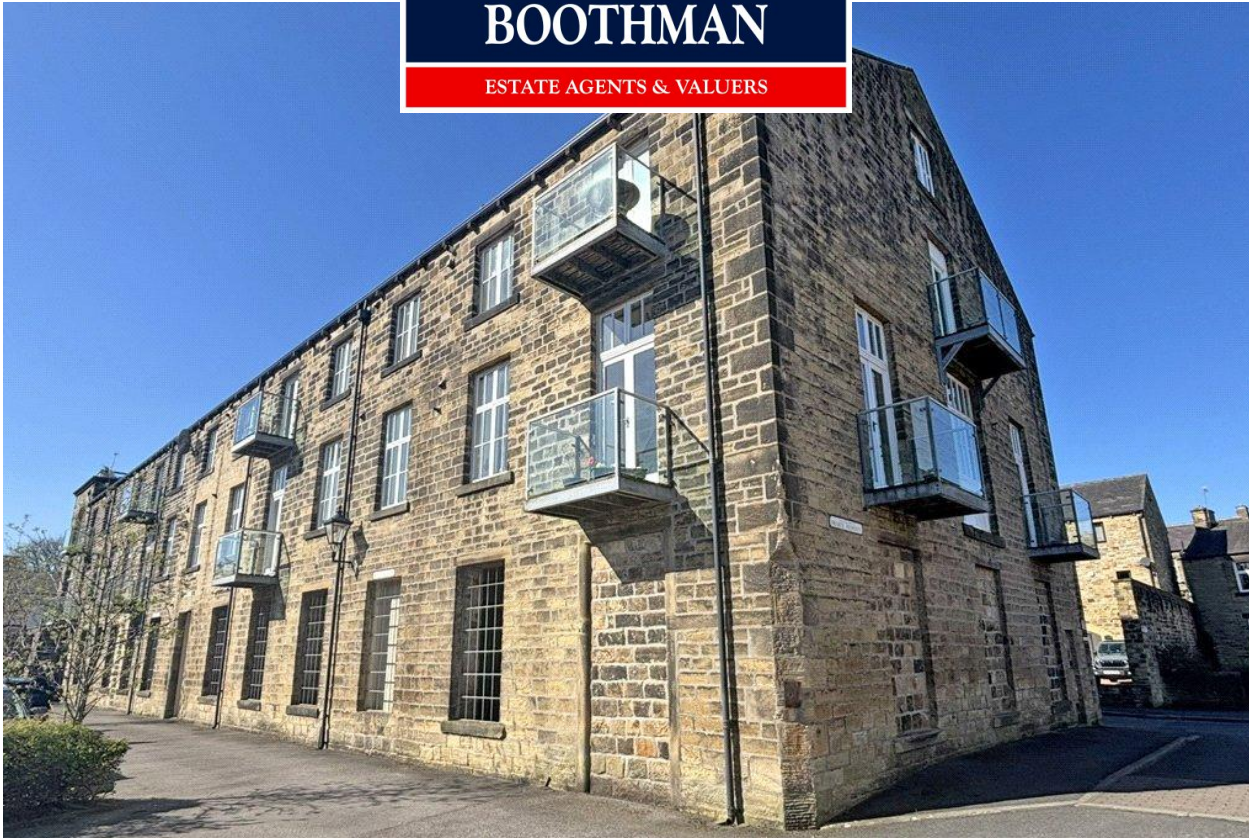


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



16 Union House, Lower Union Street,
Skipton BD23 2UX
Asking Price: £335,000



+ 3



+ 2



- NO ONWARD CHAIN
- Three good sized bedrooms
- Suitable for investment
- Private secure parking
- Two balconies
- Ideally located in the centre of Skipton

This spacious, imaginatively planned and well equipped penthouse apartment is superbly situated within an exclusive mill conversion adjacent to the Leeds/Liverpool canal quietly away from main roads and through traffic whilst only a few minutes walking distance away from Skipton town centre shops, amenities and services nearby.



Commanding spectacular long distance panoramic views, this superbly appointed and very appealing home includes gas central heating, velux windows, quality fittings and fixtures, exposed beams and trusses, two sun balconies enjoying spectacular views, secure parking in the basement garage and ample communal external parking.

Union House was formerly a cotton mill constructed circa 1867 and successfully converted to provide sixteen stylish exclusive apartments during 2004.

Situated on the third floor, the penthouse accommodation enjoys a high level of natural light, whilst offering briefly - a reception hall, a sun balcony commanding long distance panoramic views, a utility room, a stylish fitted kitchen with contemporary units including quality built in appliances whilst through to a spacious living room and dining area with access to the second sun balcony which also commands spectacular long distance panoramic views. There is a master bedroom with an en-suite dressing room and a luxurious en-suite shower room together with a second double bedroom also including an en-suite dressing room and a luxurious en-suite bathroom. There is also a third bedroom/study. The property includes one allocated car parking space in the secure basement garage together with a lock up store room. There is also ample communal external parking for residents.

The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities. The town is intersected

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by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers an excellent mix of independent shops, pubs and cafés in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly providing a unique opportunity, this exceptional and very spacious apartment certainly enjoys an attractive location whilst comprising in further detail:

GROUND FLOOR

COVERED ENTRANCE

COMMUNAL ENTRANCE HALL

Serving sixteen apartments. With stone flagged flooring, a security intercom entry system, access to the basement garaging and a lift or staircase access to all floors. There is a private "lock up" store cupboard on the third floor landing.

On the third/upper floor, the Penthouse accommodation provides:

RECEPTION HALL

With two double central heating radiators, exposed beams and the security entry phone. A sealed unit double glazed patio door gives access to a:

SUN BALCONY

Providing a very pleasant sitting out area including timber decking flooring and perimeter walls to enhance privacy. Superb long distance views beyond the Leeds/Liverpool canal and across Middletown towards the hills.

UTILITY ROOM

10'7" x 9'8" with fitted base cupboards, a drawer and a worktop surface having a multi coloured tiled surround. Belfast sink with a pillar tap. Plumbing for an automatic washing machine. Double central heating radiator. Wall mounted Baxi gas combination central heating boiler. Velux window. Superb long distance views. Exposed beams and trusses.

FITTED KITCHEN

13' x 9'6" superbly appointed with a quality range of units in contemporary light wood style providing contrasting granite effect worktop surfaces having multi coloured tiled surrounds. Stainless steel sink and drainer unit. Built in Neff split level stainless steel finish oven with a matching four ring gas hob having a Neff extractor hood above in a stainless steel finish chimney style canopy. Integrated Neff fridge. Integrated Neff dishwasher. Velux window. Superb long distance panoramic views. Exposed beams. Fitted ceiling spotlights. The kitchen is open through to the:

SPACIOUS LIVING ROOM AND DINING AREA

30'8" x 21'8" (both maximum) with windows to three sides including velux windows and also a sealed unit double glazed gable window. Spectacular long distance panoramic views ranging across Skipton towards the hills. Four double central heating radiators. Exposed beams and trusses. Contemporary light marble fireplace with a living flame coal style electric fire. A sealed unit double glazed patio door gives access to the:

SECOND SUN BALCONY

Providing a very pleasant sitting out area including timber decking flooring and perimeter walls to enhance privacy. Spectacular long distance panoramic views ranging across Skipton towards the hills.

BEDROOM ONE

14'8" (maximum) x 12'10" (maximum) with a velux window providing spectacular long distance panoramic views ranging across Skipton. Double central heating radiator. Exposed beams and trusses.

DRESSING ROOM

9'9" x 8'10" with a velux window providing superb views as described above. Double central heating radiator. Quality range of fitted wardrobes and chests of drawers in contemporary light wood style. Exposed beams and trusses.

EN-SUITE SHOWER ROOM

With a quality contemporary three piece white suite comprising a low suite WC and a hand wash basin semi recessed into a cabinet unit with a worktop together with a shower cubicle having a thermostatic shower. Contrasting full height wall tiling and also tiled flooring. Fitted mirror fronted medicine cabinet with overhead lighting. Recessed low voltage ceiling spotlights. Ladder central heating radiator. Extractor fan.

BEDROOM TWO

15' x 13'2" (both maximum) with a velux window providing spectacular long distance panoramic views ranging across Skipton. Double central heating radiator. Exposed beams and trusses. Quality range of fitted wardrobes in contemporary light wood style.

DRESSING ROOM

9'8" x 8'4" with a velux window providing superb views as described above. Double central heating radiator. Quality range of fitted wardrobes and chest of drawers in contemporary light wood style. Exposed beams and trusses.

EN-SUITE BATHROOM

With a quality contemporary three piece white suite comprising a built in bath having a screen and a thermostatic shower together with a low suite WC and a hand wash basin semi recessed into a vanity cabinet unit including a worktop. Contrasting full height wall tiling and also tiled flooring. Ladder central heating radiator. Fitted mirror fronted medicine cabinet and a fitted mirror with overhead lighting. Exposed beam.

BEDROOM THREE/STUDY

11'6" x 9'9" with a velux window providing superb long distance views. Double central heating radiator. Exposed beams and trusses.

OUTSIDE

THERE IS ONE ALLOCATED CAR PARKING SPACE IN THE SECURE BASEMENT GARAGE.

LOCK UP BASEMENT STORE ROOM

Ample communal external parking.

COUNCIL TAX BAND

The council tax band for the property is D.

TENURE

This property is leasehold on the remainder of a 999 year lease created circa 2004. A management company is in existence and there is a service charge - currently £735 - paid twice annually (six monthly).

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

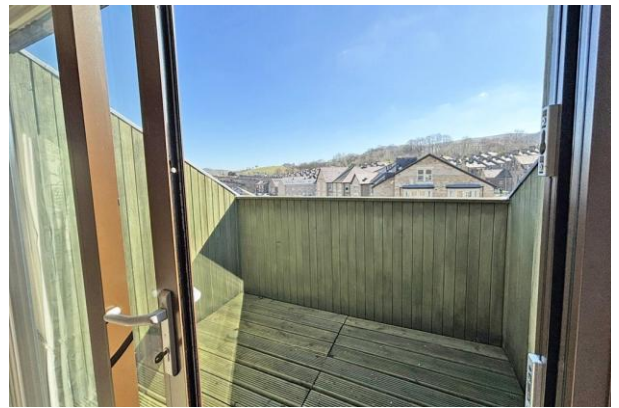
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

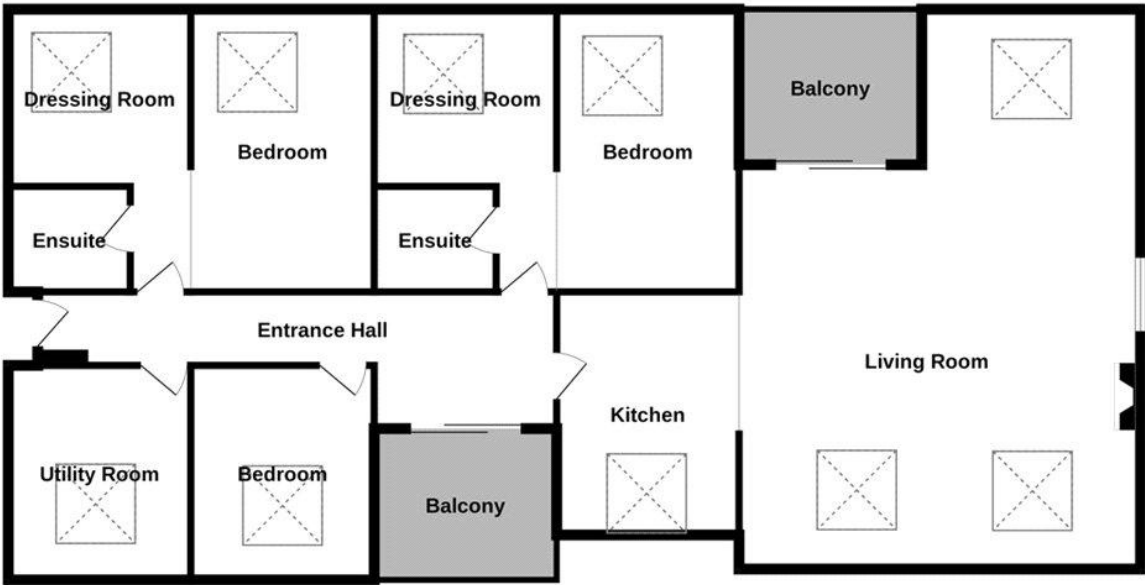
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Any prospective purchaser should satisfy themselves by inspection of the property.





PENTHOUSE



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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