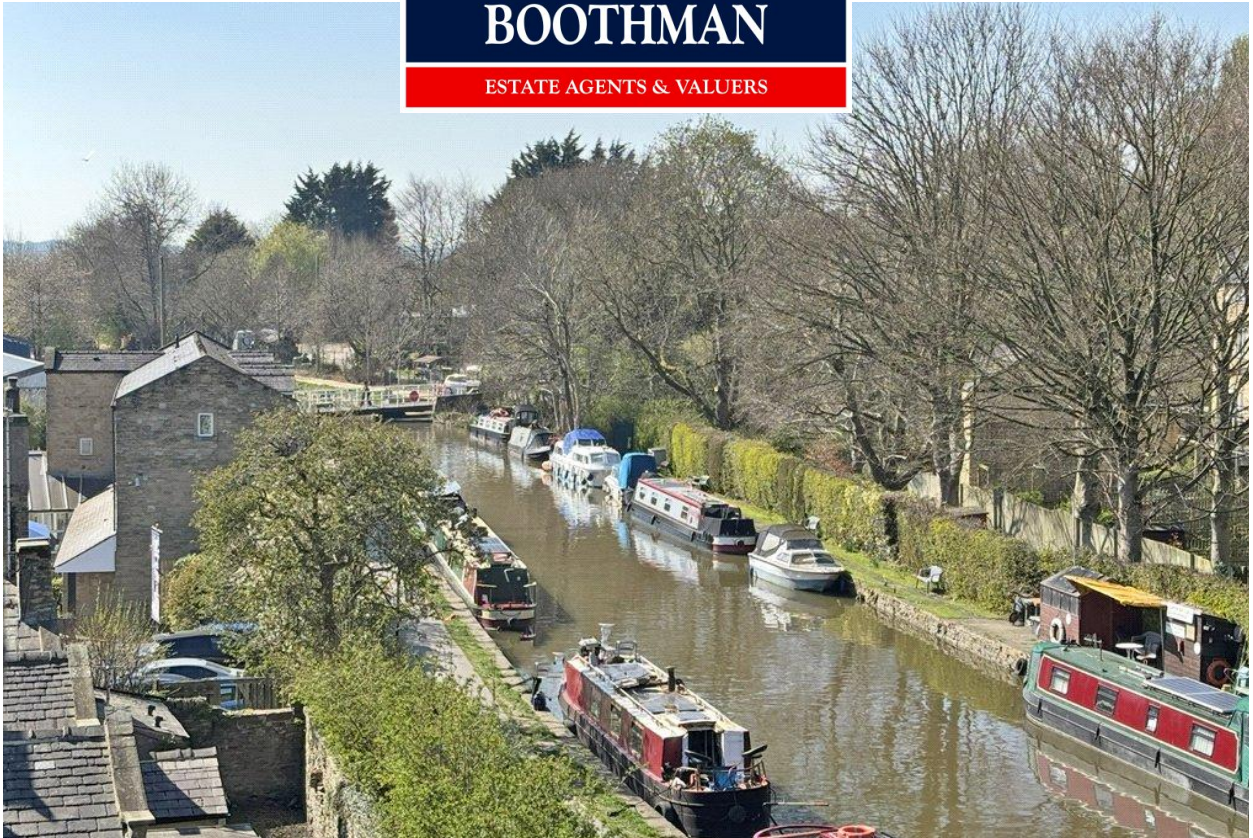


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



42 Glista Mill, Skipton BD23 1FL
Asking Price: £209,500



+ 2



+ 1



- NO ONWARD CHAIN
- Two good sized bedrooms
- Envious end position with stunning views
- Spacious living accommodation
- Secure parking for one car

A fantastic opportunity to purchase this end apartment with windows looking over a very scenic stretch of the Leeds/Liverpool canal towards central Skipton and the hills beyond, this well-appointed and spacious third floor apartment provides two good sized double bedrooms and is well-presented throughout.



Converted in accordance with high standards, successfully contrasting fine Victorian architecture with a contemporary living style, Glista Mill comprises sixty five luxurious apartments in a very secure and convenient central location.

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 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' four days a week. The town offers an excellent mix of independent shops, pubs and cafes 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 towns 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.

This very appealing apartment is strongly recommended for inspection, comprising in further detail:

COMMUNAL GROUND FLOOR ENTRANCE HALL

With a lift or staircase to the upper levels.

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

APARTMENT 42 ON THE THIRD FLOOR

Comprises:

ENTRANCE HALLWAY

Electric radiator. Oak effect flooring. Substantial front entrance door. Useful storage cupboard with the hot water tank and washing machine.

KITCHEN

12'7" (max) x 9'10" - with a range of contemporary red gloss fronted base and wall units incorporating contrasting worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Laminate oak flooring. Built-in stainless steel finish Electrolux oven with a four ring ceramic hob including an extractor hood above. Integrated fridge and freezer. Integrated dishwasher. Fitted microwave. Recessed low voltage ceiling spotlights. Wall mounted Bellissimo video security entry phone system. Open to:

LIVING/DINING ROOM

23'3" x 10'9" with the rare bonus of dual aspect hardwood sealed unit double glazed windows providing an abundance of natural light and stunning views over the Leeds/Liverpool canal and surrounding countryside. Electric heater. Feature exposed brick walls.

BEDROOM ONE

12'3" x 10' with hardwood sealed unit double glazed windows with stunning long distance views. Electric radiator. Fitted wardrobing.

BEDROOM TWO

10' x 9'8" with hardwood sealed unit double glazed windows with superb long distance views. Electric radiator.

HOUSE BATHROOM

With a quality three piece white suite comprising a back-to-wall WC, a hand wash basin semi-recessed onto a worktop surface and also a panelled bath including a screen, full height wall tiling and a shower to the mixer tap. Large fitted mirror. Contrasting wall tiling and matching tiled flooring. Shaver point. Electric ladder radiator in chrome finish. Extractor fan. Recessed ceiling spotlights on a sensor.

OUTSIDE

There is a generous communal flagged rear patio garden providing a very pleasant sitting out area including seating and raised planters - whilst backing onto the Leeds/Liverpool canal with fine views.

ONE SECURE PARKING SPACE IN THE CCTV MONITORED BASEMENT GARAGE

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: D

TENURE

This property is Leasehold on the remainder of a 999 year lease. The service charge is currently circa £817.42 per quarter, this includes building insurance. A £200 per annum ground rent also applies. The management company are Adaire Paxton, First Floor Jason House, Kerry Hill, Horsforth Leeds LS18 4JR

SERVICES All mains services with the exception of gas 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.

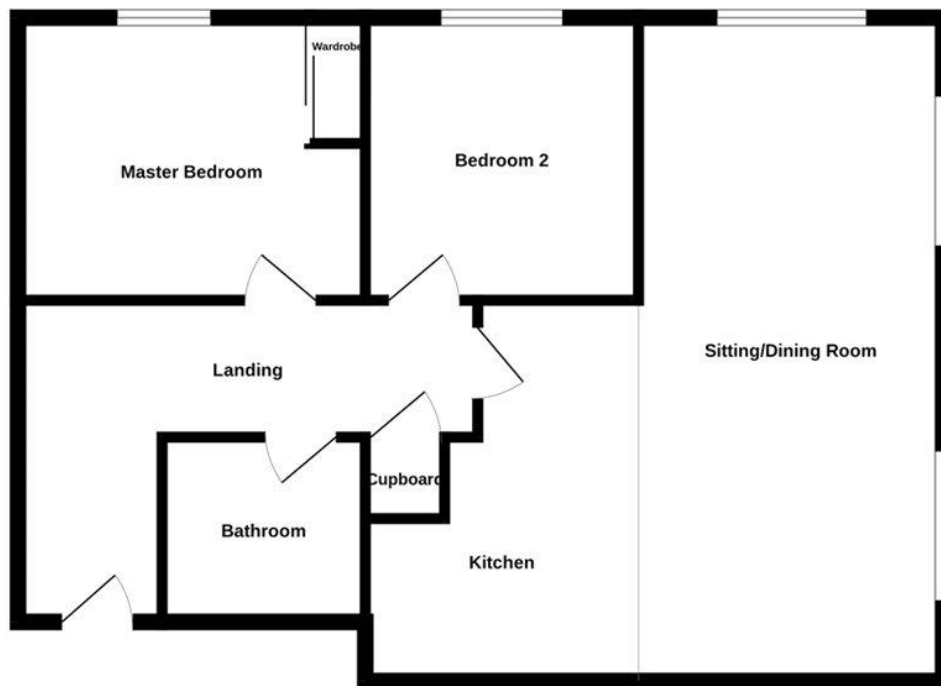
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT170425

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



THIRD 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.
Made with Metropix ©2025

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.