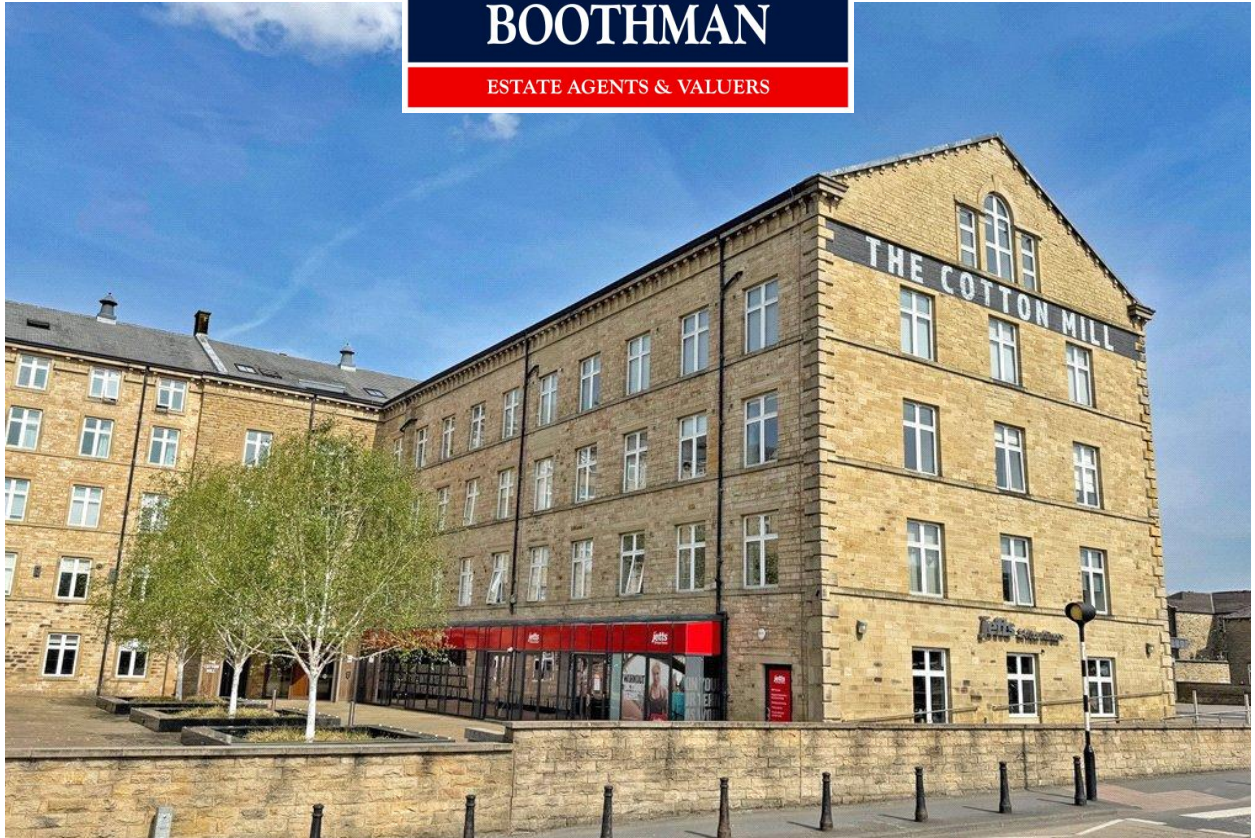


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Apartment, The Cotton Mill, Skipton  
BD23 1FJ  
Asking Price: £165,000



+ 1



+ 1



- One Bedroom Apartment
- Close Proximity to Central Skipton, Canal and Railway Station
- Large Amount of Natural Light
- Open Plan Living Dining Kitchen
- Spacious Double Bedroom

This superbly appointed, unique and very appealing one bedroom apartment is conveniently situated on the first floor of the recently converted 'Cotton Mill' which is close to the Leeds/Liverpool canal whilst only minutes walking distance away from Skipton town centre amenities and the railway station.



This delightful individual apartment enjoys a large degree of natural light and is equipped in accordance with an unusually high specification including quality contemporary fittings and fixtures throughout together with sealed unit double glazing, electric heating, and many additional refinements.

Converted in accordance with superior standards and successfully contrasting fine Victorian architecture with a contemporary living style, 'The Cotton Mill' comprises forty luxurious apartments in a very secure and convenient central location.

The Cotton Mill apartments form part of an established residential community alongside workspaces and a Health and Fitness Centre.

Very strongly recommended indeed for inspection, this outstanding individual apartment is approached via an impressive communal entrance hall area with a video intercom entry phone system. There is a lift or staircase to the stylish private accommodation at:

#### FIRST FLOOR LEVEL

Comprising:

#### ENTRANCE HALL

With a substantial oak entrance door, laminate oak flooring and a slimline electric radiator. Video intercom entry phone. Sealed unit double glazed window, enjoying natural light through from the living room.

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#### LIVING ROOM AND DINING AREA

18'2" x 13'10" (Maximum in L-shape) with two sealed unit double glazed windows providing pleasant aspects across the block paved communal front courtyard which also includes raised planters and small trees. Quality carpet with Laminate oak flooring underneath. Two slimline electric radiators. Open through to the:

#### FITTED KITCHEN

11'9" x 10'4 (both maximum) superbly appointed with a quality range of contemporary units in a combination of white and light oak styles also providing contrasting worktop surfaces including matching up-stands. Laminate oak flooring. Built-in stainless-steel sink. Built-in split level Bosch oven with a matching microwave oven above. Bosch four ring ceramic hob having an extractor hood above. Integrated dishwasher. Integrated washing machine. Recessed low voltage ceiling spotlights.

#### STOREROOM

With electric light, hot water cylinder, laminate oak flooring. Useful extra storage.

#### DOUBLE BEDROOM

12'06" x 9' with sealed unit double glazing providing fine southerly views at the front beyond the block paved communal courtyard which includes raised planters and small trees. Electric slimline radiator. Built in double wardrobe.

#### SHOWER ROOM

Superbly appointed with a quality contemporary suite comprising a white hand wash basin and a back-to-wall WC together with a walk-in shower cubicle having a screen and a thermostatic shower. Contrasting full height white wall tiling and slate tiled flooring. Electric ladder radiator in chrome finish. Built-in mirror fronted medicine cabinet. Fitted mirror. Extractor fan. Recessed low voltage ceiling spotlights. Underfloor heating.

#### OUTSIDE

In the basement - is a secure lock-up storeroom and a secure bicycle store together with bin storage.

There is a car parking space within the secure basement car park in the adjacent Glista Mill with a key fob entry system where there are plenty of car parking spaces.

#### TENURE

This property is leasehold - on the remainder of a 125-year lease created in 1st January 2017. The service charges are currently £2183.86 per annum. The ground rent/management fee is currently £120 per annum.

#### COUNCIL TAX BAND

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

SERVICES All mains' services are installed, with the exception of gas.

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: AJT280825

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



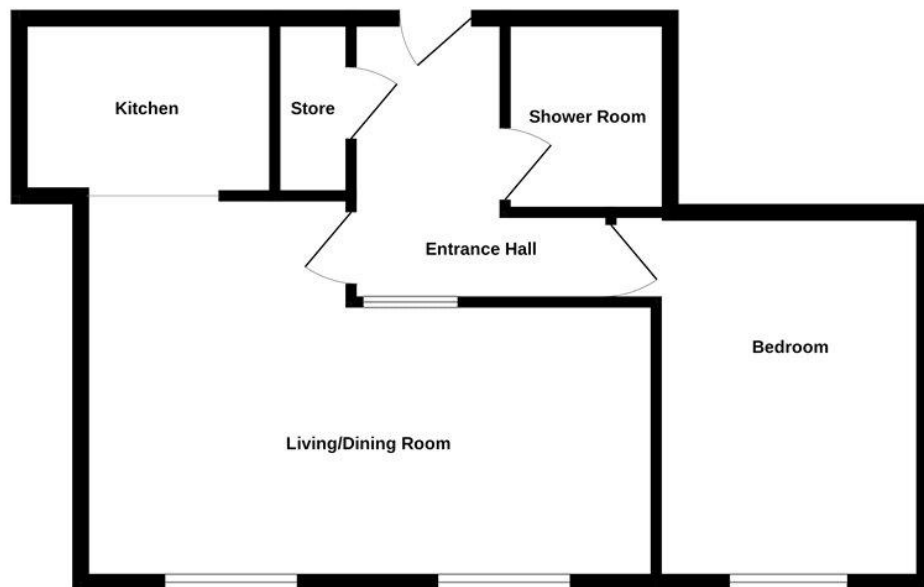
Communal Store Room



Parking at Glista Mill



## GROUND 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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## Energy performance certificate (EPC)

Apartment 6 The Cotton Mill, 2 Belle Vue Square Broughton Road SKIPTON BD23 1FJ	Energy rating <b>D</b>	Valid until: <b>26 October 2027</b>
		Certificate number: <b>9556-3843-7200-9623-0915</b>

Property type	Mid-floor flat
Total floor area	47 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	65 D	65 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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