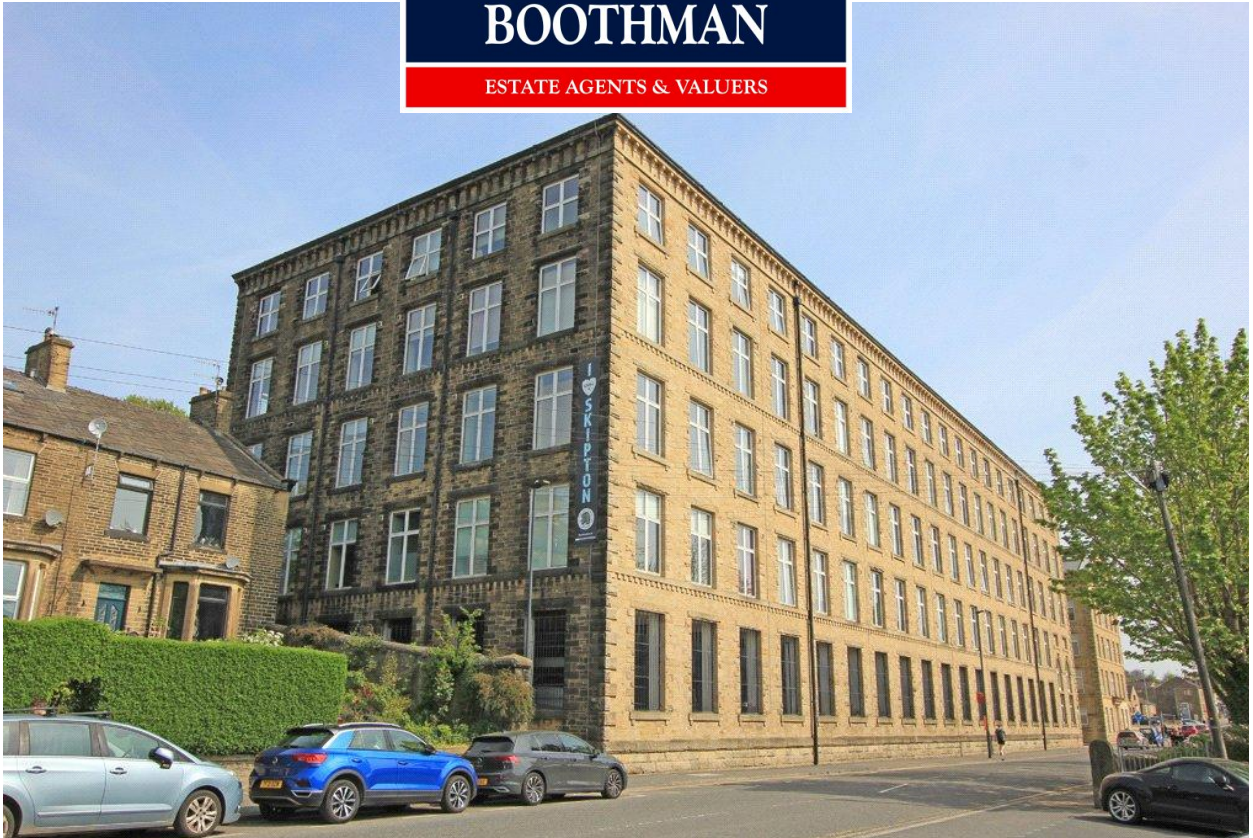


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



36 Glista Mill, Skipton BD23 1FL
Asking Price: £85,000



+ 1



+ 1



- Superb opportunity for first time buyers
- Large double bedroom
- Superb long distance views
- Spacious living accommodation
- Secure parking for one vehicle

Representing excellent value for money being part of a thoughtfully structured Affordable Housing Scheme specifically designed to assist those eligible parties to acquire a modern and easily to manage home at a significantly discounted price, this spacious and superbly appointed one bedroom apartment forms part of



this impressive Victorian mill conversion ideally situated in the centre of Skipton, close to the railway station, Aireville Park and the Leeds/Liverpool canal whilst within easy reach of nearby shops, amenities and services.

This apartment is offered at a discounted price with no rent payable for the remaining equity share (this property is not Shared Ownership) and prospective purchasers must meet specific criteria in order to proceed with the purchase (further information below*)

Including secure undercover parking together with the use of an attractive communal garden area adjoining the scenic Leeds/Liverpool canal towpath, this stylish apartment will certainly appeal to those leading a busy professional lifestyle or perhaps be ideal for those looking for an easy to maintain retirement property, with the accommodation being arranged entirely on one level and with the convenience of having lift access to all floors.

Presented in attractive condition throughout, the accommodation on third floor level includes an impressive open plan living space with large feature window commanding fine long distance southerly views across the valley towards the moors whilst also including a superbly appointed kitchen area with integrated appliances. There is a private apartment entrance hall with a useful utility/store cupboard together with a shower room and a spacious double bedroom with a large built-in double wardrobe and further large feature window.

The prestigious Glista Mill conversion stands in an enviable central position within the historic market town of Skipton, adjoining the scenic Leeds/Liverpool canal whilst being only a short walk away from all town

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centre amenities in addition to the nearby railway station offering regular daily services to Leeds & Bradford.

The historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shopping and recreational facilities together with a High Street market four days a week. For those interested in the outdoors, the Yorkshire Dales National Park is only a short drive away to the north offering some of the finest countryside and scenery in the UK.

Equipped with modern programmable electric heaters, large feature sealed unit double glazed windows and an intercom entry system this very appealing apartment offers a high level of prestige, comfort and security, comprising in further detail:

GROUND FLOOR

COMMUNAL RECEPTION HALL

With a security entrance system. Communal mail room including a private post box for each individual apartment. Access to the secure undercover basement car parking area. Lift and staircase access to all floors. Communal inner hallways including wide staircases with large feature windows.

THIRD FLOOR

SECURE COMMUNAL HALLWAY

A PRIVATE APARTMENT ENTRANCE DOOR GIVES ACCESS TO THE PRIVATE ACCOMMODATION COMPRISING:

RECEPTION HALL

With a recessed ceiling spotlight. Laminate oak flooring. Built-in cloaks cupboard. Utility cupboard containing the hot water cylinder whilst also providing space for a washing machine and freezer.

SPACIOUS OPEN PLAN LIVING ROOM

21'2" x 10'11" with large sealed unit double glazed feature window providing superb long distance views across the valley and towards the moors. Modern programmable electric wall heater. High ceilings. Laminated oak flooring. Exposed brickwork to one wall. Security intercom handset. Open plan through to the:

REFITTED OPEN PLAN KITCHEN

9'7" x 8'4" - superbly appointed with a range of stylish contemporary base and wall units providing contrasting laminate worktop surfaces. Stainless steel one and a half sink and drainer with a chrome hot

and cold mixer tap. Built-in Electrolux oven. Electrolux microwave. Indesit four ring ceramic induction hob with a concealed extractor over. Laminate oak flooring. Integrated dishwasher. Integrated fridge. Recessed low voltage ceiling spotlights.

SPACIOUS DOUBLE BEDROOM

16'6" x 10'2" (both maximum) with a large feature sealed unit double glazed window providing superb long distance views across the valley. Wall mounted programmable electric radiator. High ceiling. Large built-in double wardrobe.

LUXURIOUS SHOWER ROOM

Superbly appointed with a quality contemporary white suite comprising a low suite WC with a concealed cistern, a hand wash basin with vanity shelf/mirror over and a wide shower enclosure housing a thermostatic chrome mixer shower. Automatic lighting. Contrasting wall and floor tiling. Chrome towel radiator. Shaver point. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

SECURE BASEMENT PARKING AREA

With the right to park one vehicle.

Large communal garden area to the rear of the building providing very pleasant sitting out spaces whilst adjoining the Leeds/Liverpool canal towpath (no public access).

COUNCIL TAX BAND

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

TENURE

The property is leasehold on the remainder of a 999 year lease with a service charge payable - currently £1,943.36 per annum to cover the cost of communal maintenance, cleaning and insurance. The ground rent is currently £200 per annum.

*The property is subject to an Affordable Housing Scheme and in order to purchase the property the following criteria must be met:

A: An applicant must be employed or self employed for at least one year in an existing business in the township of Skipton which has been established for at least three years and is a person who has not previously been the owner of any dwelling i.e. first time buyer, or

B: An applicant has lived within the township of Skipton for at least three years.

Where the applicant has had their only or main home within the township of Skipton for three years they must also fit one of the following statements.

1: A first time buyer.

2: Occupied as his or her main home, shared accommodation which in the written opinion of the Council is overcrowded or is otherwise unsatisfactory by Environmental Health Standards.

3: A person who requires smaller accommodation and is aged 60 or more and/or is a registered disabled person.

4: A divorced person who either is required to give up accommodation of his or her only main home within the township of Skipton (being the former matrimonial home) or has lost their right to that home under the terms of an order made by The Court on or after divorce (other than under an order for the sale of the home and has not received more than 30% of the net proceeds of the sale). Or

C: Where the applicant had at some previous time (but not more than ten years prior to the date of sale) a need for housing as identified in (b) above and

1: Had immediately before that previous time had their only or main home in the area throughout a continuous period for at least ten years and

2: Has from that previous time to the date of sale (being a period not more than half of the length of time of previous residence) had their only or main home outside the area but within a ten mile radius of the site.

Also no affordable housing shall be sold at a consideration more than 50% of market value. Despite this the property is owned outright and no additional rent is payable.

Anyone not fitting the above criteria would not be able to purchase this property.

TENURE

This property is LEASEHOLD on the remainder of a 999 year lease. The service charge is currently circa £? per month, paid quarterly, this includes building insurance. A £? per annum ground rent also applies.

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.

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

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.

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

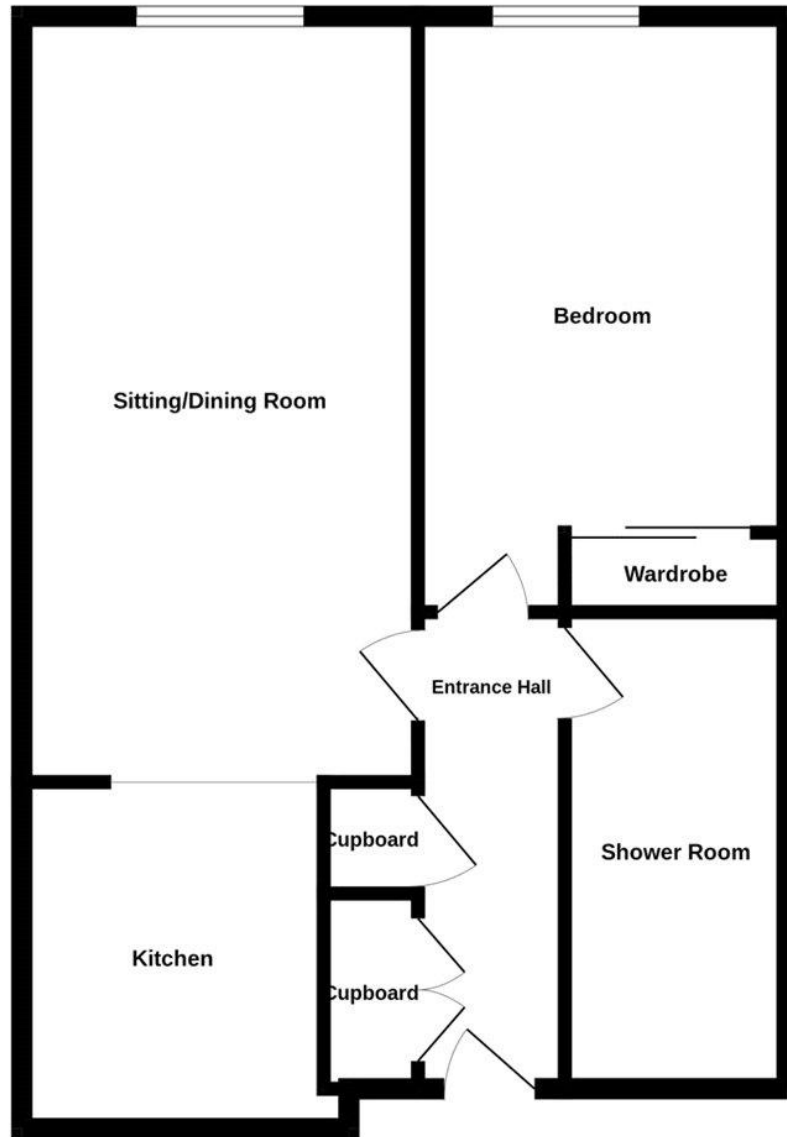
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

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





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 36 Glista Mill Broughton Road SKIPTON BD23 1FL	Energy rating C	Valid until: 11 April 2029
		Certificate number: 8304-1926-8329-9897-1413

Property type	Mid-floor flat
Total floor area	59 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.