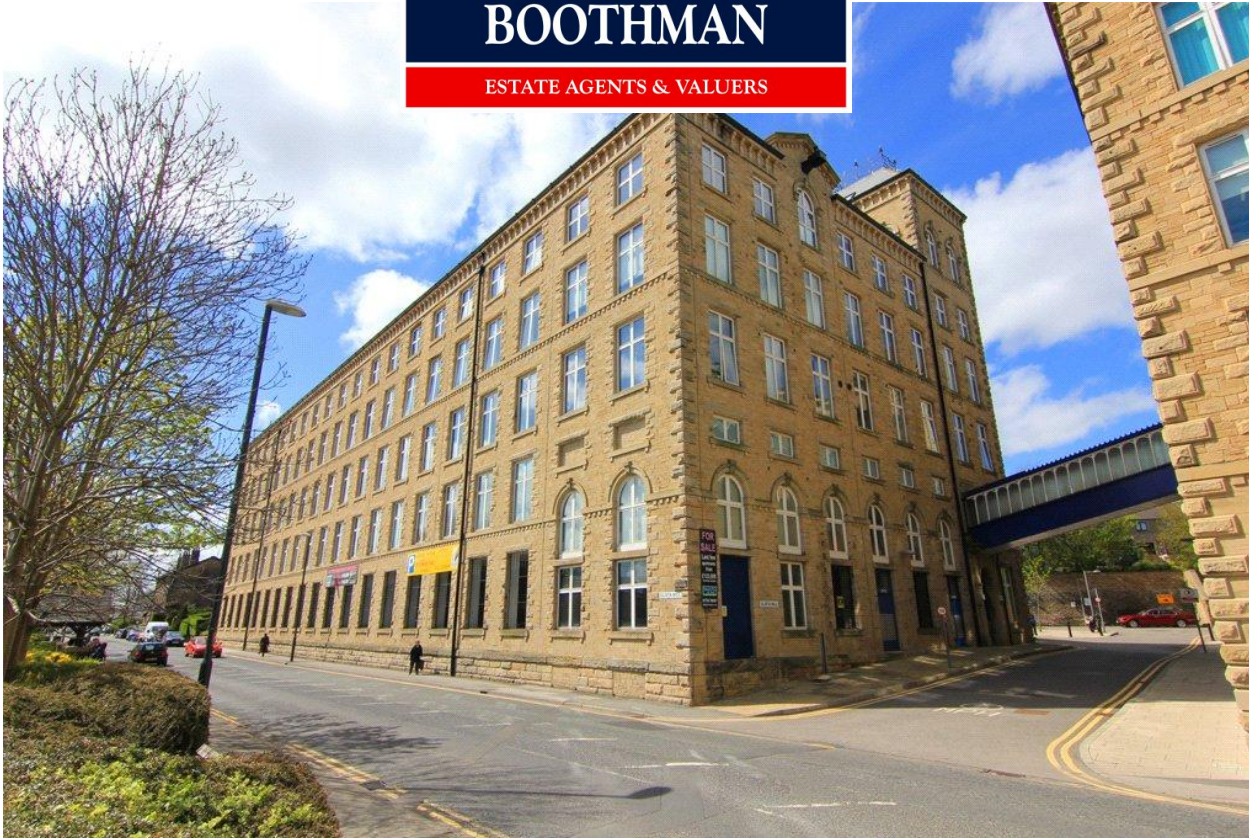


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



40 Glista Mill, Skipton BD23 1FL
Asking Price: £149,950



+ 1



+ 1



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

This superbly appointed and very well presented spacious one bedroomed apartment is situated on the third floor of the magnificent Glista Mill adjacent to the Leeds/Liverpool canal only a short walk away from Skipton's town centre amenities and the railway station.



Apartment 40 provides well equipped accommodation including sealed unit double glazing, electric background heating and high quality fixtures and fittings throughout together with a security intercom entry system.

Converted in accordance with high standards circa 2008, successfully contrasting fine Victorian architecture with a contemporary living style, Glista Mill comprises 65 luxurious apartments in a very secure and convenient central location only a few minutes walking distance from all of Skipton town centre amenities and the railway station whilst Aireville Park, the Leeds/Liverpool canal and the Morrison's supermarket are also nearby.

This generously proportioned apartment enjoys fine south facing sunny aspects and is approached via a communal entrance hall area with stone staircases or elevator to the third floor.

The apartment comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With laminate oak effect flooring.

CLOAKS/STORE

With plumbing for an automatic washing machine. Space for a dryer or freezer.

OPEN PLAN LIVING ROOM

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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

14'7" x 10'7" with sealed unit double glazing. Long distance southerly views. Exposed feature stone and brickwork to one wall. Laminate oak effect flooring. Electric radiator. TV point. Video intercom entry system. Open through to:

FITTED KITCHEN

10'5" x 8'8" well equipped with a quality range of base and wall cupboard units providing contrasting worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Built-in split-level oven in stainless steel finish. Built in four ring ceramic hob having extractor hood above. Integrated dishwasher. Integrated fridge. Recessed low voltage ceiling spotlights and downlights beneath wall units. Laminate oak effect flooring.

DOUBLE BEDROOM

17'6" (maximum)x 9'6" with sealed unit double glazing. Long distance southerly views. Electric radiator. Deep built in double wardrobe with sliding doors. Recessed low voltage ceiling spotlights.

SHOWER ROOM

With stylish contemporary three-piece white suite comprising low suite WC and hand wash basin semi recessed into worktop unit with large fitted mirror, large walk-in shower cubicle having thermostatic shower with full height tiled surround. Tiled flooring. Electric ladder radiator in chrome finish. Extractor fan. Automatic light sensor. Low voltage ceiling spotlights.

OUTSIDE

There are well planned communal flagged rear patio gardens including seating and raised planters - whilst backing onto the Leeds/Liverpool canal with fine views.

SECURE PARKING SPACE IN THE CCTV MONITORED BASEMENT GARAGE

TENURE

This property is LEASEHOLD on the remainder of a 999 year lease from 2008 at a ground rent of £200 per annum. The current service charge for apartment 40 is approximately £631.21 per quarter which includes internal and external communal areas including lifts, private car park and gardens, window cleaning, and buildings insurance.

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.

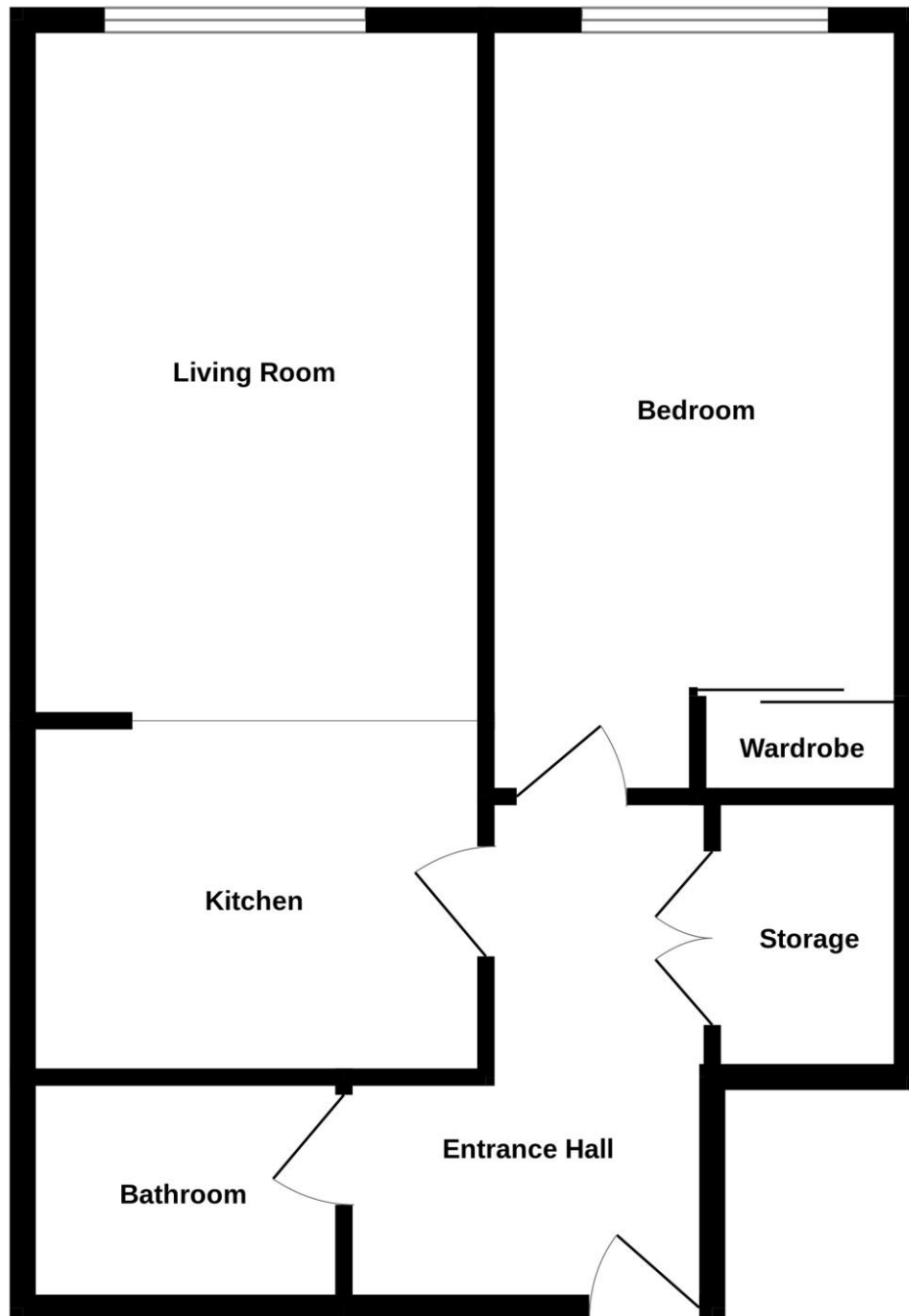
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT041225

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