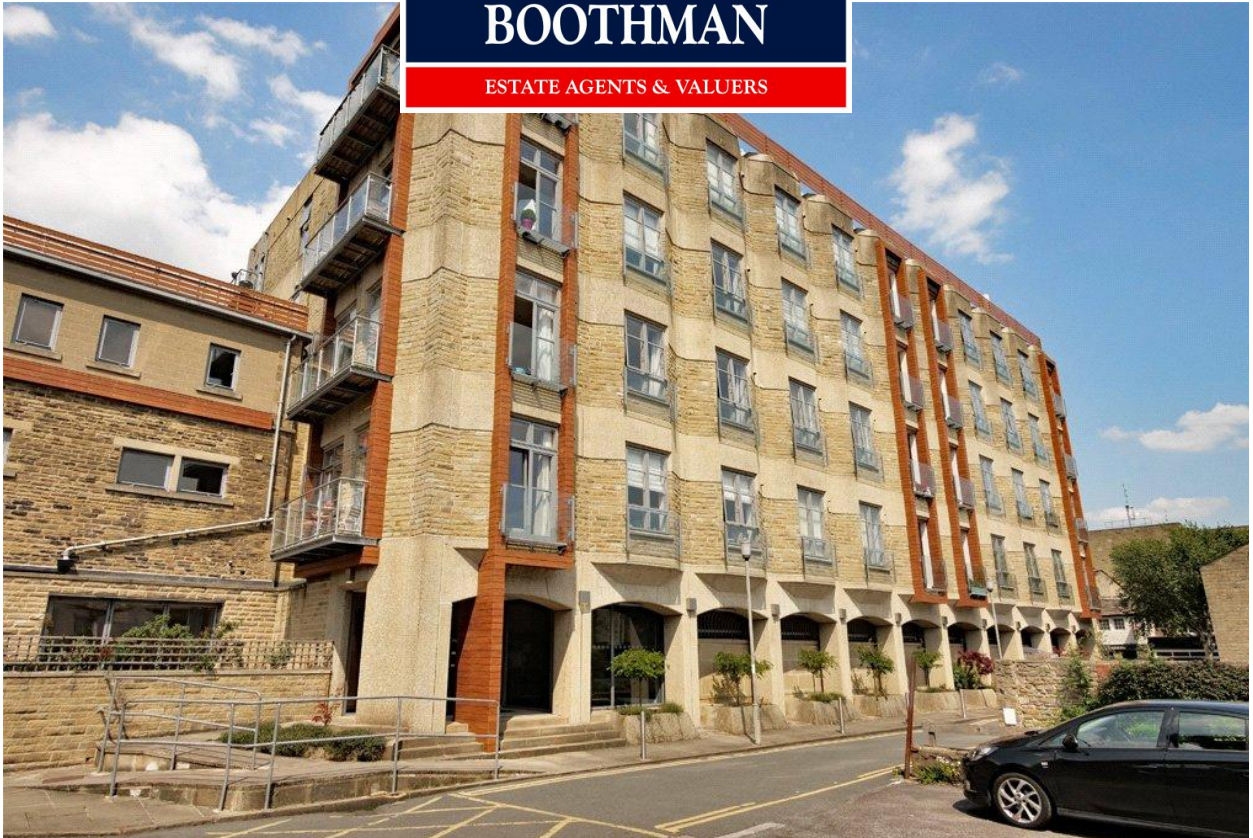


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



104 Providence Quarter, Providence
Place, Skipton BD23 1FA
Asking Price: £182,000



+ 1



+ 1



- Beautifully appointed first floor apartment
- Ready to move straight in
- Residents parking
- Central location within Skipton
- Large double bedroom with fitted wardrobes
- Useful storage cage

This outstanding one double bedroomed first floor apartment is superbly situated in the prestigious Providence Quarter residential development whilst very conveniently located only a few yards away from Skipton High Street with all town centre amenities nearby.



This delightful apartment has the advantages of sealed unit double glazing, electric background heating, a smoke alarm system, quality contemporary fittings and fixtures, a video security entry system, a secure gated designated parking space and there is a particularly good secure caged basement store room. The apartment also has the use of a magnificent communal roof top garden which commands spectacular long distance panoramic views ranging across and beyond central Skipton.

Providence Quarter is an exclusive and imaginative residential conversion development by Messrs Candelisa - a local design and construction company with a first class reputation. The development has well maintained communal areas including an attractive reception hall with lounge area, apartment mailboxes, lift and staircase access to all levels.

The property has a current EWS1 Certificate which means that the external walls are to a standard of fire safety sufficient to satisfy lending institutions.

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' 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

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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.

With much to commend it and certainly providing a unique opportunity, this superbly located town centre apartment comprises in further detail:

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

With lounge area and apartment mailboxes. Lift and staircase access to all levels.

FIRST FLOOR

The private accommodation comprises:

ENTRANCE HALL

Substantial timber framed front entrance door. Deep built-in store place including the hot water cylinder and system, electricity sockets and plumbing for an automatic washing machine. Fermax video security entry phone.

OPEN PLAN LIVING/DINING AND KITCHEN

24'7" x 10'6" Superbly appointed with a quality range of cream gloss fronted base and wall units including cupboards, drawers and quartz worktop surfaces having matching up-stands. Built-in one and a half bowl stainless steel sinks with a pillar tap and worktop drainer. Built-in split level Flavel oven with a four ring ceramic hob having an extractor hood above. Integrated Flavel dishwasher. Integrated fridge. Integrated freezer (recently added by the vendor). Laminate oak flooring. Wall mounted electric heater on an individual thermostat. Recessed LED ceiling spotlights. Double glazed window with fitted shutters.

BEDROOM ONE

14'11" (max) x 8'9" With sealed unit double glazing with shutters. Wall mounted electric heater on an individual thermostat. Fitted wardrobing. Recessed low voltage ceiling spotlights.

BATHROOM

With a quality three piece white suite comprising a panelled bath having a glass screen and a shower together with a WC having a concealed cistern and there is a hand wash basin which is recessed into a vanity cabinet unit. Stylish contrasting full height wall tiling and also tiled flooring. Large fitted mirror. Ladder electric radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

BASEMENT LEVEL

SECURE CAGED STORAGE AREA

DELIGHTFUL COMMUNAL ROOF TOP GARDEN

With a range of outdoor furniture/seating and enjoying virtually 360 degree views ranging across and beyond central Skipton.

DESIGNATED PARKING SPACE

In the enclosed outdoor car park which is situated at the rear of the building just off the adjacent Court Lane. The car park includes security entrance gates.

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 commencing in January 2014 with a ground rent of £250 per annum. We have been informed by the vendor that the current service charge is £286.11 per quarter. This excludes buildings insurance. The service charge contributes towards cleaning, maintenance and general upkeep of all communal areas internally / externally. Regular servicing of the elevator and electric gates. NO PETS ARE PERMITTED.

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: JT120226

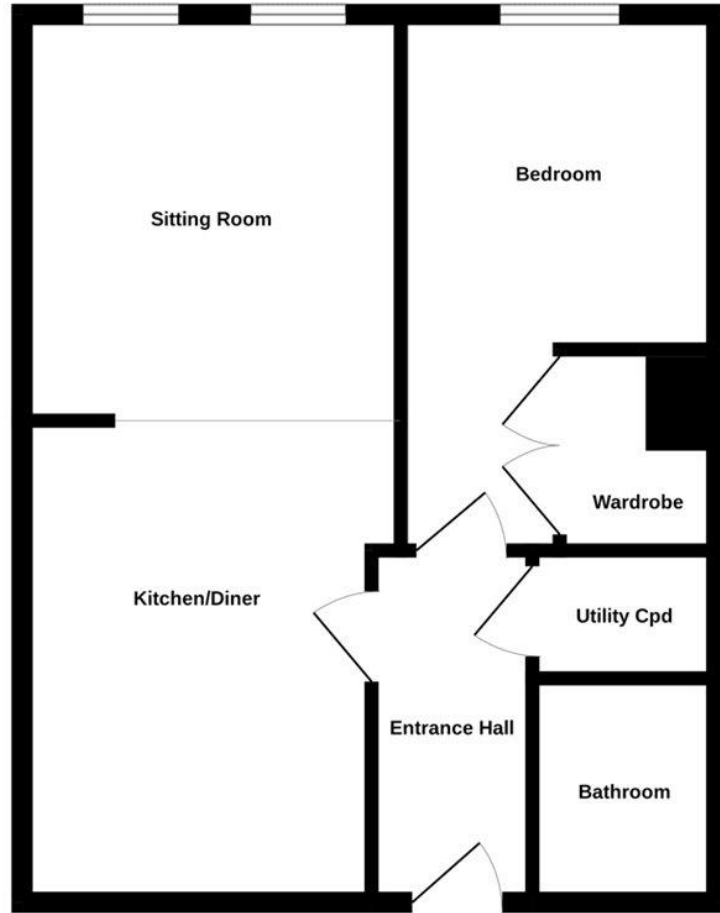
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

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



FIRST 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)

Flat 104 Providence Quarter Providence Place SKIPTON BD23 1FA	Energy rating C	Valid until:	11 March 2035
		Certificate number:	0300-2749-3470-2795-7765

Property type	Mid-floor flat
Total floor area	45 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		85 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

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