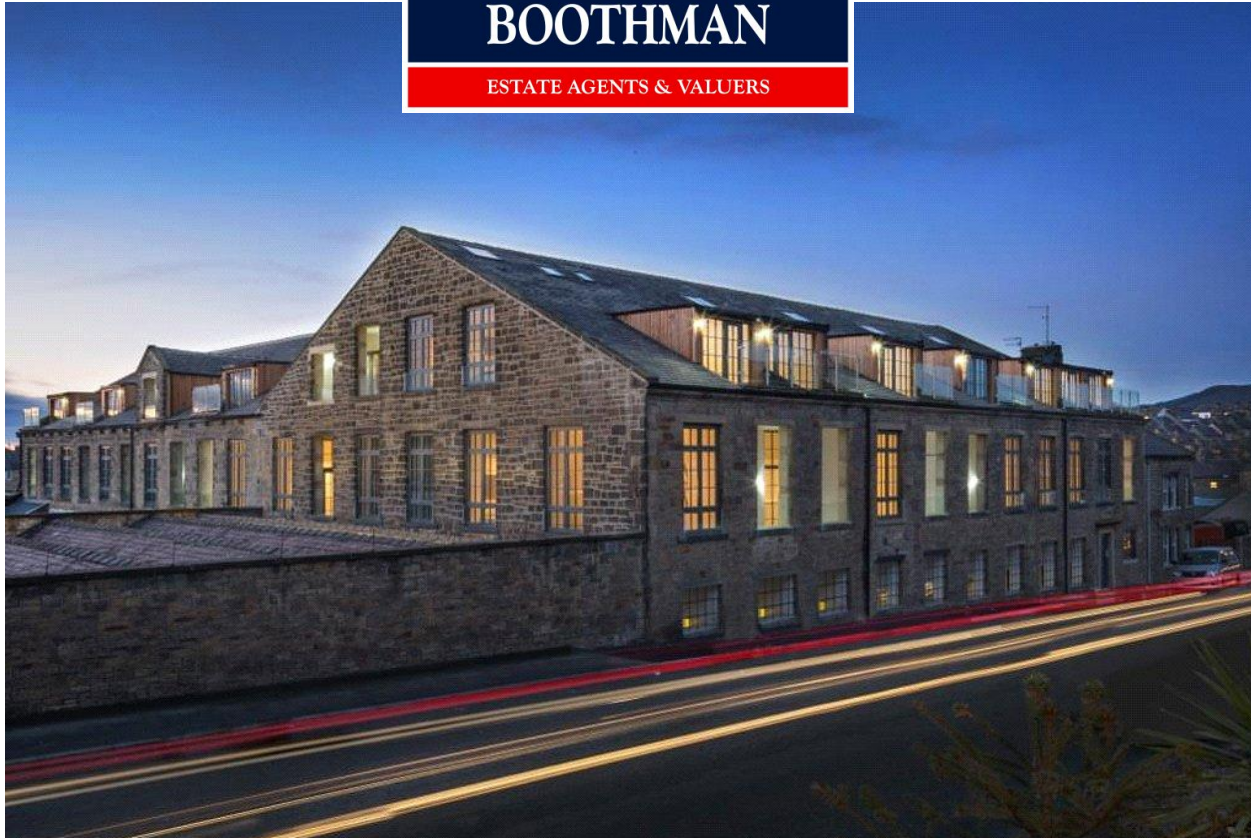


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



105 Firth Mills, Skipton BD23 2FB  
Asking Price: £209,500



+ 2



+ 1

Certainly providing an excellent opportunity, this superbly appointed and stylish two bedroomed first floor apartment is very conveniently situated only a few minutes walking distance away from Skipton town centre amenities whilst the Leeds/Liverpool canal is also nearby.

The imaginative conversion of Firth Mills was completed during 2017 to provide 32 one and two bedroomed apartments, equipped in accordance with a superior specification - including electric background heating, sealed unit double glazing, quality contemporary fittings and fixtures, private balconies and secure basement parking.

This very successful residential re-development was carried out in accordance with high standards by Candelisa Limited, a multi award winning design and construction company with a first class reputation.

This attractively presented apartment is strongly recommended for inspection, comprising very briefly:

Communal front and rear entrance halls - including access to the basement parking together with staircases and a lift to the upper floors. The private accommodation on level one comprises an entrance hall, a study area, an open plan living room with access to the covered/sheltered sun balcony - whilst also open through to an open plan fitted dining kitchen which is superbly appointed with a quality range of stylish contemporary gloss grey fronted units including quartz worktops and built-in appliances. There are two well proportioned bedrooms - both with access to the covered/sheltered sun balcony. The accommodation also includes a stylish contemporary shower room which is superbly appointed with quality white suite. There is a private parking space in the secure basement garage.

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 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 logo for Harrison Boothman Estate Agents & Valuers is displayed within a white-bordered box. It features a red horizontal bar at the top, followed by the company name 'HARRISON BOOTHMAN' in large, white, serif capital letters on a dark blue background. Below this is another red horizontal bar containing the text 'ESTATE AGENTS & VALUERS' in white, sans-serif capital letters.

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The background of the bottom section is a scenic landscape photograph of Skipton, showing rolling green hills, a stone wall in the foreground, and a clear blue sky with light clouds.

Harrison Boothman Estate Agents & Valuers  
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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it, this excellent apartment comprises in further detail:

## GROUND FLOOR

### COMMUNAL FRONT ENTRANCE HALL

Including a security entry system. Individual post boxes, communal seating and access to the basement parking. Staircases to first and second floors. There is also a communal rear entrance hall - including staircases and a lift to the upper floors.

## FIRST FLOOR

The private accommodation on level one comprises:

### ENTRANCE HALL

With a substantial entrance door. Fermax security entry phone system. Smoke alarm. Feature cast iron pillar. Wall mounted electric heater on an individual thermostat. Recessed low voltage ceiling spotlights.

### STUDY AREA

9'9" x 6'6" With laminate oak flooring, a feature cast iron pillar and a wall light point. Open plan through to the:

### OPEN PLAN LIVING ROOM

17'3" x 10' With sealed unit double glazing providing long distance views. Two wall mounted electric heaters on individual thermostats. laminate oak flooring. Feature cast iron pillar. A sealed unit double glazed French door gives access to the:

### COVERED/SHELTERED SUN BALCONY

With a timber decking and providing a pleasant sitting out area.

### OPEN PLAN FITTED DINING KITCHEN

13'10" x 9'10" Superbly appointed with a quality range of stylish contemporary gloss grey fronted units providing contrasting light quartz worktop surfaces having matching up-stands. Built-in one and a half bowl stainless steel sinks with a pillar tap. Built-in stainless steel finish Neff oven with a matching four ring Neff induction hob having a quartz backing plate and an extractor hood above. Integrated Neff dishwasher. Integrated fridge and freezer. Laminate oak flooring. Matching peninsular unit to divide the kitchen from the study area. Recessed low voltage ceiling spotlights. A contemporary glass topped table which contrasts with the fitted units may be negotiable together with four chairs.

## BEDROOM ONE

12'5" (plus recess) x 10'6" With sealed unit double glazing providing long distance views. Wall mounted electric heater on an individual thermostat. Recessed low voltage ceiling spotlights. A sealed unit double glazed French door gives access to the covered/sheltered sun balcony.

#### BEDROOM TWO

12' (maximum) x 9' With sealed unit double glazing providing long distance views and including a matching French door to the covered/sheltered sun balcony.

Recessed low voltage ceiling spotlights.

#### SUPERBLY APPOINTED SHOWER ROOM

With a quality contemporary white suite comprising a hand wash basin recessed into a vanity cabinet unit, a back-to-wall WC and a large shower cubicle having a glass screen, a hand-held shower and an overhead rainfall shower. Contrasting slate style wall tiling and also floor tiling. Ladder electric radiator. Large fitted mirror. Extractor fan. Recessed low voltage ceiling spotlights. Deep built-in cupboard including the hot water cylinder and plumbing for an automatic washing machine.

#### OUTSIDE

There is a private car parking space in the secure basement garage.

#### TENURE

The property is Leasehold on the remainder of a 999 year lease dated 1st January 2017. The current service charge is £107.14 per calendar month and covers buildings insurance, communal electric (hallway lighting), regular servicing of the lift and communal maintenance including the parking area and dustbin store. There is an annual ground rent of £250. As an owner of an apartment you will have a share in the Management Company - Firth Mills Management Company Limited.

NO PETS ARE PERMITTED.

#### COUNCIL TAX BAND

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

#### 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

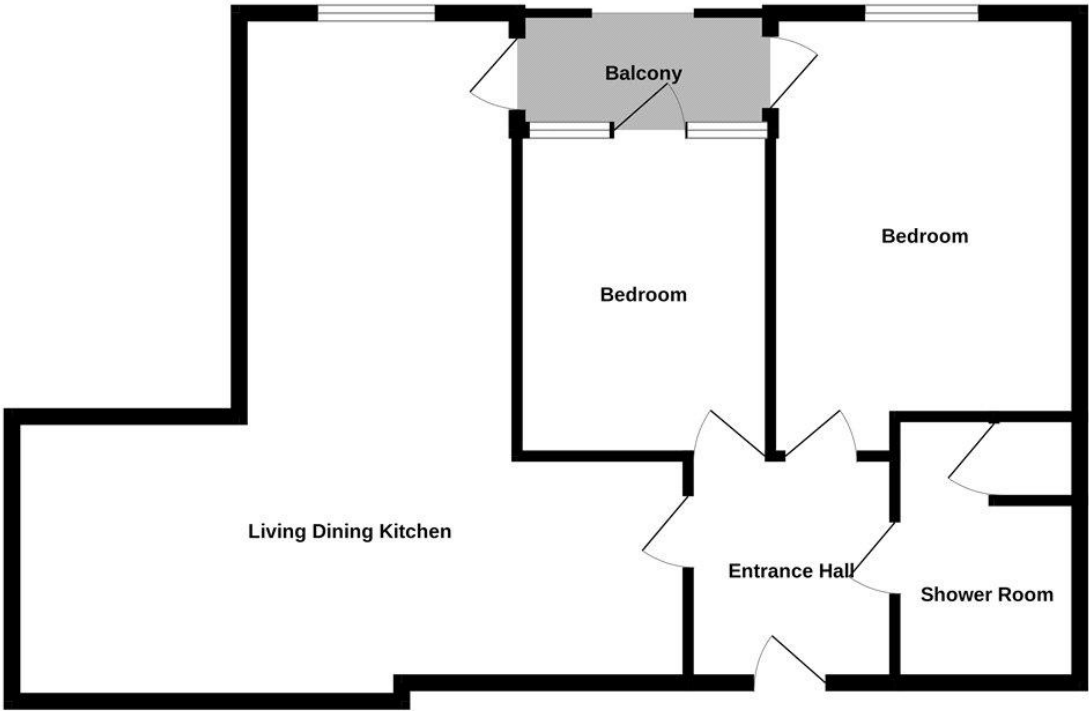
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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: RAH090226

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

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 105 Firth Mills Firth Street SKIPTON BD23 2FB	Energy rating <b>E</b>	Valid until: <b>26 October 2027</b>
		Certificate number: <b>8453-7630-5139-5413-8922</b>

Property type	Ground-floor flat
Total floor area	69 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 E. It has the potential to be E.

[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>		
39-54	<b>E</b>	52 E	52 E
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.