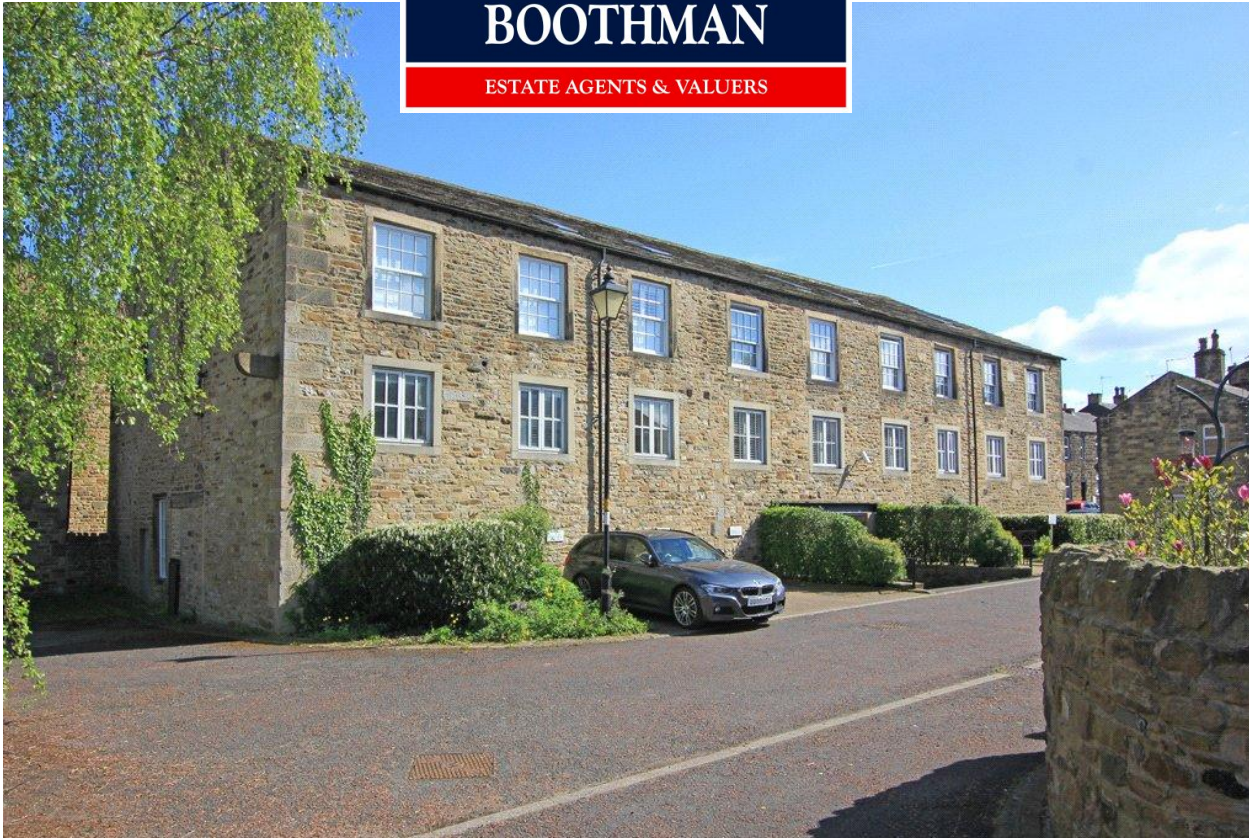


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



11 Brindley Mill, Skipton, North
Yorkshire BD23 2UN
Asking Price: £230,000



+ 2



+ 2



- Two good size Bedrooms and En-suite Bathroom.
- Apartment 11 exclusively comes with INTEGRAL GARAGE with light / power.
- Nearby to Skipton Town Centre.
- Enjoying fine long distance Views.

A stylish and imaginatively planned two double bed roomed En-Suite Duplex apartment occupying the top two floors of the exclusive Brindley Mill, providing superbly appointed accommodation of exceptional merit including quality fixtures and fittings, characterful exposed beams and trusses, sealed unit double glazing, electric background heating, a designated car parking space and the great advantage of a good sized PRIVATE INTEGRAL GARAGE.



Brindley Mill is very conveniently situated close the Leeds/Liverpool canal whilst being only circa 300 yards walking distance away from Skipton's bustling High Street. This very appealing apartment presented in immaculate condition, must surely be of interest to a purchaser who will appreciate the individuality, style, privacy and security combined with the very convenient central location. Approached via a communal entrance hall with staircase and elevator leading to the first and second floors, this outstanding upper floor apartment comprises briefly:

An entrance hall, a main bedroom with a modern en-suite bathroom, a spacious open plan living room with dining area and open plan kitchen including built-in appliances. There is an upper floor galleried landing providing an excellent snug area, a second bedroom and a stylish house bathroom. The property includes a designated car parking space and access to a good sized garage.

The ever 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 Castle and Church 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 cafes in addition to having well known branded stores and a choice of popular 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 Yorkshire



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Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

Enjoying long distance views, this exceptional property is described in more detail:

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase and elevator leading to the first and second floors.

SECOND FLOOR

ENTRANCE HALL

With a traditional entrance door and a built-in cloaks / store cupboard.

BEDROOM ONE

12'8" x 10'2" With sealed unit double glazing providing fine views towards the hills in the distance. Dimplex electric convector heater. Exposed beams.

EN-SUITE BATHROOM

With a three piece white suite comprising a panelled bath having a screen and a Mira thermostatic shower together with a pedestal wash basin and a low suite WC. Contrasting partial wall tiling. Extractor fan. Light/shaver point. Dimplex electric convector heater.

SPACIOUS OPEN PLAN LIVING ROOM WITH DINING AREA AND OPEN PLAN KITCHEN

19' x 16'6" (Both Maximum)

THE LIVING AND DINING AREA:

Includes sealed unit double glazing providing views towards the hills in the distance. Two Dimplex electric convector heaters. Laminate natural wood style flooring. Exposed beams and trusses whilst open to the upper level galleried landing.

THE OPEN PLAN KITCHEN:

Includes an attractive range of quality base and wall units providing contrasting granite effect worktop surfaces having complimentary tiled surrounds. Built-in stainless steel finish oven with a matching four ring electric hob and an extractor hood above in a stainless steel finish canopy. Plumbing for an automatic washing machine. Integrated Whirlpool fridge. Dimplex floor level convector heater. Laminate natural wood style flooring. Recessed low voltage ceiling spotlights. Concealed lighting beneath the wall units. Store recess under stairs. A staircase with a stainless steel cabled balustrade gives access to the:

UPPER LEVEL GALLERIED LANDING

19' x 6'8" Velux window providing long distance views towards the hills and surrounding countryside. Exposed beams and trusses. The galleried landing overlooks the living room and dining area.

BEDROOM TWO

10'4" x 10' Velux window providing long distance views towards the hills. Dimplex electric convector heater. Access to roof void storage. External access door.

HOUSE BATHROOM

With a three piece white suite comprising a panelled bath having a tiled surround, a screen and a Mira thermostatic shower together with a low suite WC and a pedestal wash basin including a tiled splash-back. Light/shaver point. Dimplex electric convector heater. Extractor fan. Exposed beam.

OUTSIDE

There is a designated car parking space and a:

LARGE INTEGRAL GARAGE

19'1" (Maximum) x 15' With an up/over garage door, electric lights, a double electricity socket and a cold water tap.

COUNCIL TAX BAND

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

TENURE

The tenure of this property is LEASEHOLD. The property is held under the remaining term of a 125 lease created 1999. Management, service charges & ground rent are currently circa £345 per quarter (£1380 per annum). Building insurance is currently £tbc per annum.

SERVICES All mains services with the exception of gas 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. 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: MGLEDHILL6526

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



Energy performance certificate (EPC)

11, Brindley Mill SKIPTON BD23 2UN	Energy rating	Valid until: 28 April 2029
	D	Certificate number: 2818-3042-6294-5371-6984

Property type	Top-floor flat
Total floor area	75 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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.