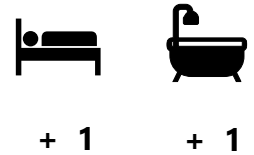


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Raikes Mill, Skipton, North Yorkshire  
BD23 1AD  
Asking Price: £142,500



- Beautifully presented apartment
- Situated on the ground floor
- Convenient central location
- One large double bedroom
- Renovated by the current vendor with high quality fixtures and fittings

This one bedroom ground floor apartment has been subject to a comprehensive scheme of cosmetic modernisation by the current vendor, providing superbly appointed and beautifully presented accommodation very conveniently situated just off the lower end of Raikes Road whilst only circa 200 yards away from Skipton High Street.



Converted during 2007 and comprising one of only nine individual apartments, this beautifully presented home includes sealed unit double glazing, electric heating and quality fittings and fixtures.

Strongly recommended indeed for inspection, the property offers very briefly:

A communal entrance hall serving only two apartments whilst giving access to a living room and open plan fitted kitchen with quality contemporary units incorporating built-in appliances. There is a double bedroom and a spacious shower room with a stylish white suite.

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' four 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.



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



This very appealing apartment comprises in further detail:

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

The external door from Raikes Road has an intercom system.

### LIVING ROOM

13'5 x 10'7 with oak effect flooring. Sealed unit double glazed windows. Electric radiator. Hardwood front entrance door. Open to:

### DINING KITCHEN

11' x 8'8 with a quality Howdens fitted kitchen with contemporary wall and base units finished in a dark green finish with marble effect worktops and tiled surrounds. Samsung four ring induction hob with a stainless steel extractor over. Composite bowl sink with a bronze hot and cold mixer tap. Slimline integrated dishwasher. Integrated fridge and freezer. Samsung fan assisted oven. Oak effect flooring.

### DOUBLE BEDROOM

13'5" x 10'7" with sealed unit double glazing overlooking Raikes Road with aspects towards attractive gardens. Electric radiator. Quality fitted wardrobing.

### REFITTED HOUSE BATHROOM

With a quality contemporary three piece white suite comprising a low suite WC, a pedestal wash basin and panelled bath with a chrome thermostatic shower over with tiled surrounds. Electric ladder radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights. Storage cupboard with a hot water tank. Plumbing for a washing machine.

### OUTSIDE

The apartment does not include a garden.

### COUNCIL TAX BAND

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

### SERVICES

All mains services with the exception of gas are installed.

### TENURE

This property is leasehold on the remainder of a 999 year lease created in 2007. There is a management company in existence (Raikes Mill Management Company Limited). There is currently a maintenance charge of circa £100 per calendar month £1200 per annum which includes window cleaning, building insurance, maintenance of the building fabric and the lighting of the communal entrance hall.

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.

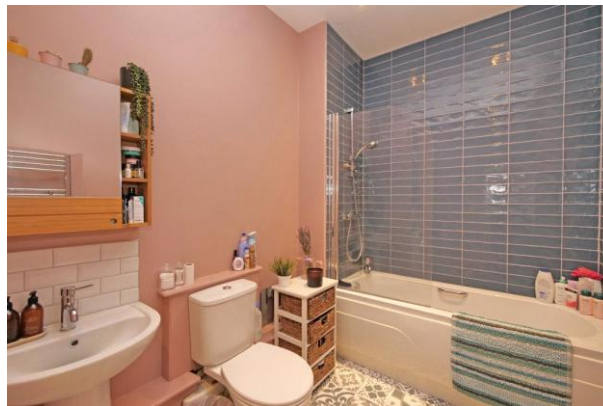
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT020720206

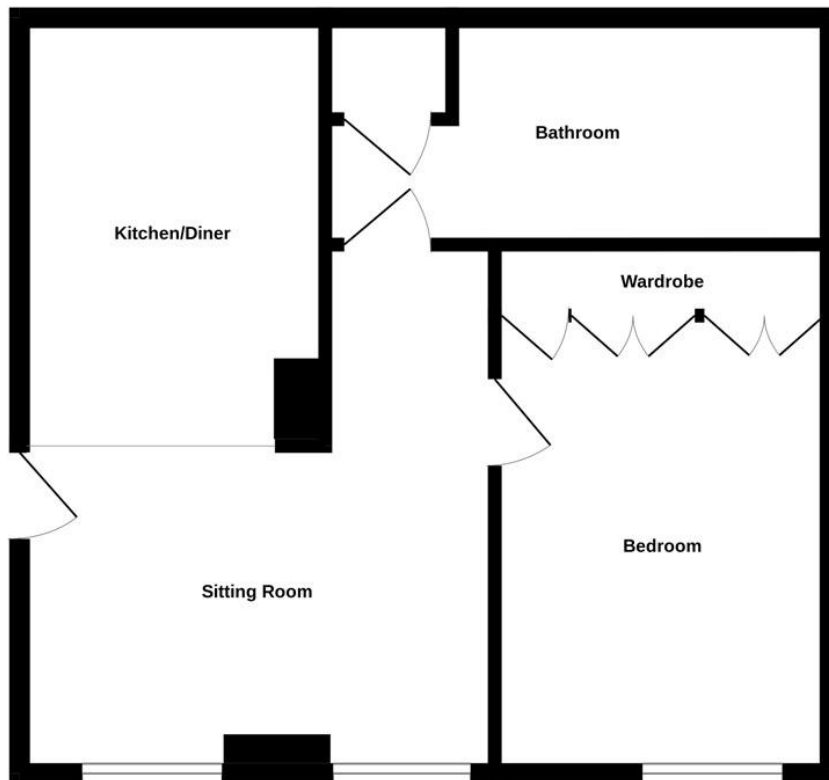
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

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



## 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.  
Made with Metropix ©2026

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