

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Brindley Mill, Skipton BD23 2UN
Asking Price: £135,000



+ 1



+ 1



- No Forward Chain
- Walking Distance To Town Centre
- Secure Car Parking Space
- Juliet Balcony

This well-equipped one double bedroom first floor apartment is superbly situated in the imaginatively planned Brindley Mill, close to the Leeds/Liverpool canal whilst only minutes walking distance away from Skipton town centre shops, amenities and services nearby.



Including the advantage of a Juliet balcony from the living/ dining room, Brindley Mill is an exclusive residential conversion comprising only twelve apartments.

Including UPVC sealed unit double glazing, electric heating, an intercom entry phone and also the advantage of a private car parking space in the secure basement garage, this very appealing apartment must surely be of interest to first time buyers, investors or purchasers seeking an easily manageable home for retirement in such a convenient central location.

Approached via a communal entrance hall with staircase or lift to the first and second floors, this very attractive first floor apartment comprises briefly:

An entrance hall, an L-shaped living room and dining area with Juliet balcony, open plan through to the fitted kitchen including a built-in oven, hob and extractor hood. There is a double bedroom and a bathroom with a white suite. The property includes one car 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



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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.

Certainly providing an attractive opportunity, the property comprises in further detail:

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

FIRST FLOOR

ENTRANCE HALL

With a traditional entrance door and laminate oak flooring. Store place including the hot water cylinder and system. Wall mounted programable electric heater.

L-SHAPED LIVING ROOM AND DINING AREA

18'11" x 17'06" (Both Maximum) With UPVC sealed unit double glazing. Wall mounted programable electric heaters on individual thermostats. Wall mounted entry phone handset. UPVC sealed unit double glazed sliding doors leading to the: JULIET BALCONY. The dining area is open plan through to the:

OPEN PLAN FITTED KITCHEN

8'7" x 5'4" Well-appointed range of base and wall units in light wood style providing contrasting granite effect worktop surfaces having tiled surrounds. Sink and drainer with a pillar tap. Built-in electric oven with a four-ring ceramic hob having an extractor hood above. Plumbing for an automatic washing machine. Recessed low voltage ceiling spotlights and also down-lights beneath the wall units. Integrated fridge.

DOUBLE BEDROOM

12'7" x 9'3" With UPVC sealed unit double glazing. Wall mounted programmable electric heater.

BATHROOM

Well-appointed comprising a three-piece white suite comprising a pedestal wash basin, a low suite WC and a fitted panelled bath with glass shower screen and a Mira thermostatic shower. Contrasting wall tiling. Electric ladder radiator and a wall mounted Dimplex electric heater. Fitted mirror with light. Extractor fan.

OUTSIDE

CAR PARKING SPACE

Car parking space in secure, electric gated basement garage with key fob entry. Lift adjacent.

TENURE

The tenure of this property is leasehold on the remainder of a 125-year lease created on 1st October 1999 at an annual ground rent and service charge of circa £353.75 per quarter payable to Brindley Mill (Skipton) Management Company Limited. Building insurance is currently circa £350 per annum. The management company hold the freehold, and each flat has a share in the management company.

Pets are allowed: one small dog, cat, or caged bird

SERVICES

Mains electricity, water and drainage are installed. Mains gas is not available in Brindley Mill.

COUNCIL TAX BAND

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

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: AJT190626

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.



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