



**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**£177,500**  
2 Victoria Mill, Skipton, BD23 1RL

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**Beautifully presented two bedrommed apartment located in the heart of Skipton Town Centre with views over the canal. Located on the first floor, this apartment benefits from a parking space and storage. Perfect for someone downsizing or as a second home.**

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes' drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With the benefit of ECONOMY 7 STORAGE HEATERS and SEALED UNIT DOUBLE GLAZED WINDOWS, the accommodation is on one level and with approximate room sizes comprises:-

#### ENTRANCE HALL

A good size lobby with beige tiled flooring, exposed beam and original cast iron pillar, previously used as a dining hall. Telephone intercom entry system. Door leading into storage cupboard housing the hot water system with





additional storage above and below. Another cupboard has hanging space and additional storage.

#### **KITCHEN**

**8' 0" x 7' 8" (2.44m x 2.34m)**

Comprising a range of white units to base and wall level with a grey speckled work surface surfaces and splash-back tiling. Inset stainless steel sink with taps over and drainer. Integral fridge and freezer within the units. Integral Kenwood double oven and halogen hob with fold out extractor hood over. Space and plumbing for a dishwasher and washing machine.

#### **BATHROOM**

Three piece white suite including bath with shower including 'Mira' Sprint shower, wash hand basin, low level WC with hidden cistern. Tiled walls and tiled flooring.

#### **LIVING ROOM**

**16' 0" x 10' 0" (4.88m x 3.05m)**

Lovely light room with three large almost full height double glazed windows to two sides, exposed feature beam and dimming lights.

#### **BEDROOM ONE**

**12' 6" x 9' 0" (3.81m x 2.74m)**

Well proportioned double bedroom with feature window from kitchen. Fully glazed door leading out to a balcony area with views of Eller Beck and Leeds/Liverpool Canal.

#### **BEDROOM TWO**

**8' 6" x 7' 0" (2.59m x 2.13m)**

Single bedroom with large window offering views over the beck and beyond.

#### **PARKING & STORAGE**

There is an allocated car parking space in the secure ground floor parking area and also a store place.

#### **SERVICE CHARGE & TENURE**

The tenure of this property is leasehold on the remainder of a 999 year lease. The service charge, which covers the maintenance of all of the common areas, including the maintenance of the lift, the roof, the external walls and external decoration of the windows, is currently approximately £1500 per year, which also includes the annual ground rent fee

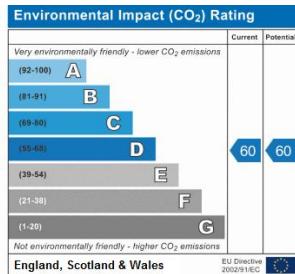
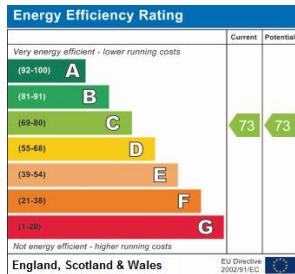
#### **SERVICES**

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

#### **AGENTS NOTES & DISCLAIMER**

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property





## VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## SKIPTON

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## CONTACT

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