



Mallory Court, Skipton
£249,950



Mallory Court

Skipton

BD23 1DF

AN IMMACULATELY PRESENTED VERY SPACIOUS ONE BEDROOMED APARTMENT IN THE CENTRE OF TOWN, FORMING PART OF THE EXCLUSIVE MALLORY COURT DEVELOPMENT BY McCARTHY & STONE FOR THE OVER 60's.

Situated on the top floor enjoying panoramic views over the canal and over the town to the moors, from every room in this apartment that is one of the biggest one bedroom apartments in the development. Enjoying open plan living and contemporary fittings with a communal lounge, roof terrace, guest suite and laundry room with a gated secure car park.



Known as the 'Gateway to the Dales', Skipton is a thriving and historic market town on the edge of the stunning Yorkshire Dales National Park, with strong agricultural connections and a magnificent castle dating back to the 11th Century. Its colourful High Street hosts a market four days a week on the cobbled setts, along with a wide choice of shops, restaurants and public houses. The Leeds-Liverpool Canal runs through the town with its pretty tow path walks and for families there is an excellent choice of schooling at both Primary and Secondary level. Small wonder that in 2014 Skipton was voted by The Sunday Times as the best place to live in Britain, receiving commendations for its "ideal combination of low crime rates, top-class schools and great transport links", and in 2017 the Office of National Statistics revealed that Skipton is officially the happiest place to live in the UK!

Mallory Court is a wonderful community development which has numerous benefits to it with a House Manager in attendance 5 days a week and organises trips away. Residents lounge where you can meet other residents for coffee mornings, film shows, quiz nights and cheese and wine nights. Within the building is a laundry

room fully fitted with washing machines, dryers and ironing boards, a guest suite which visitors can book for overnights stays and plenty of storage areas. There is also a fully fitted roof terrace with seating furniture to enjoy the stunning views. Each apartment has a "red pull cord" system so help can be called for should it be needed.

Apartment 28 benefits from occupying a prime location making it one of the largest one bedroom apartments with a generous sitting room with balcony that sees the sun most of the day and overlooks the canal and beyond. With electric under floor heating and double glazed throughout and is described brief below using approximate room sizes:-

GROUND FLOOR Intercom security entrance system. Communal reception area with residents lounge, laundry room, guest suite and storage rooms. Apartment 28 is on the fourth floor with a lift to all floors.

APARTMENT 28 RECEPTION HALL A spacious hallway with intercom entry system and red pull cord system for assistance. A large airing cupboard housing the water cylinder but a great space for the ironing board etc.

SITTING ROOM 17' 02" x 14' 0" (5.23m x 4.27m) A light and spacious sitting room with double doors to the balcony plus a window letting the natural light flood in. The balcony enjoys stunning rooftop and fell views and the perfect place to unwind. Generous in size due to its placement in the building giving this sitting room plenty of room for dining also.

KITCHEN 9' 11" x 8' 06" (3.02m x 2.59m) An ample range of wood effect kitchen units at base and wall level with complementary work surfaces. Integrated appliances comprising Hotpoint electric oven, electric hob with extractor hood over and fridge and freezer. Stainless steel sink, splashback tiling, tiled flooring. Window enjoying picturesque rooftop and fell views.

BEDROOM 13' 6" x 12' 7" (4.11m x 3.84m) Light and airy generous double bedroom with a large window enjoying further fell views, good sized walk in wardrobe.

SHOWER ROOM Contemporary neutral tiles to floor and walls, three piece white suite comprising fitted vanity unit with hand wash basin, low level WC and walk in shower with handrail and glass screen. Chrome heated towel ladder, wall mounted mirror.

OUTSIDE There is a fabulous roof terrace alongside the canal with great long-range views. Apartment 28 also has a private balcony overlooking the canal.

TENURE The property is leasehold on a 125 year lease from 29th August 2014 at a current ground rent of £425 pa. Current service charges are £2507.18 per annum which includes water/sewage charges, buildings insurance, maintenance, lighting and cleaning of common areas including the lift, external redecoration, window cleaning, services of the House Manager and use of the Laundry Room.

DIRECTIONS ON FOOT:- From Dale Eddison's offices, walk to the bottom of the High Street and bear right onto Swadford Street and over the canal bridge. Turn right onto Brewery Lane and Mallory Court will be found on the right-hand side. BY CAR:- From Dale Eddison's offices, drive up the High Street bearing left at the roundabout and turning first left onto Water Street. Go straight over the mini-roundabout and turn left onto Brook Street, following the road over the canal bridge, where Mallory Court will be found immediately on the left-hand side.

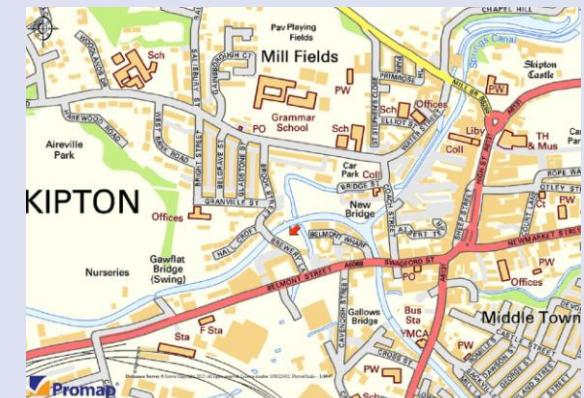
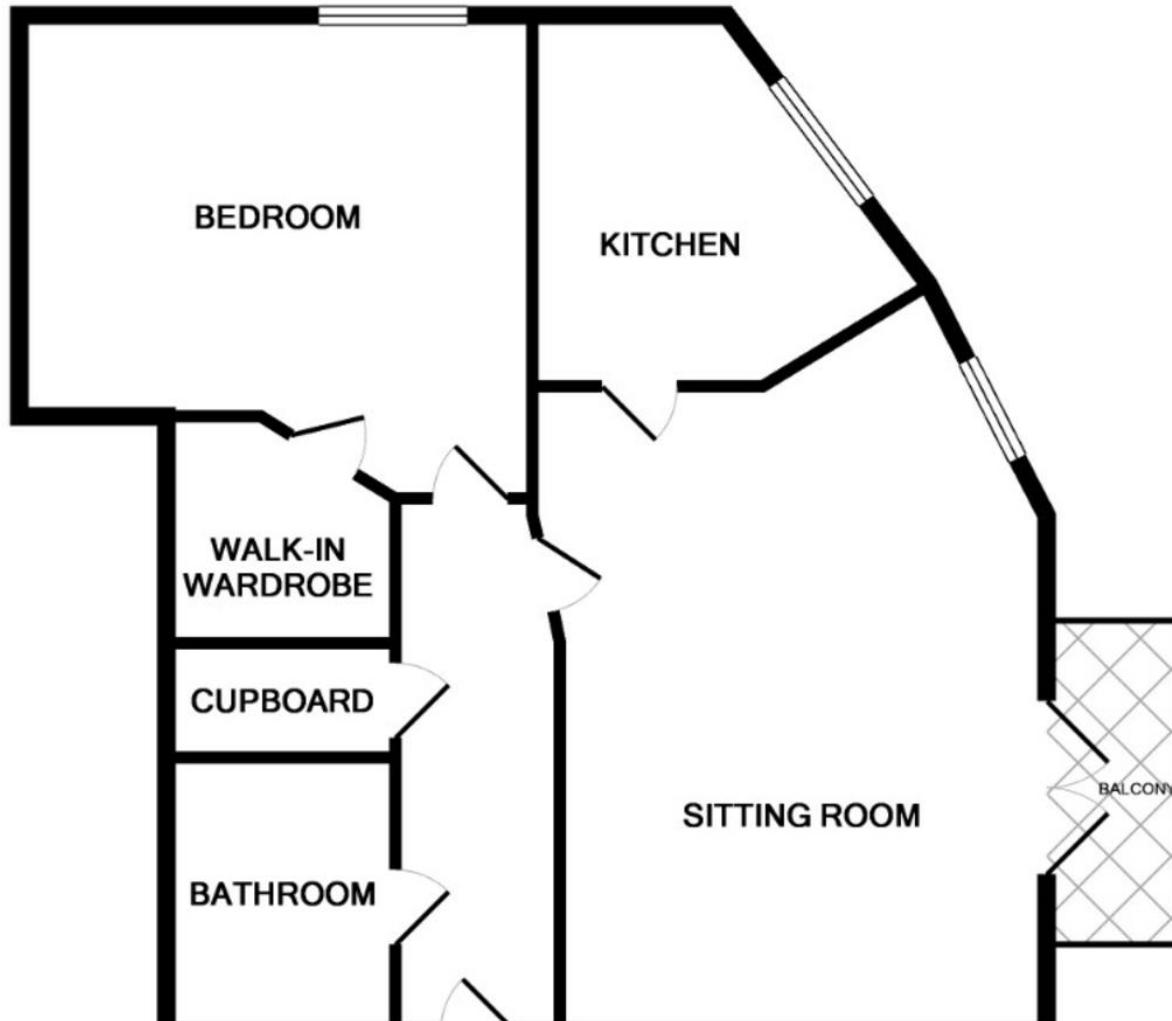
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm





Dale
Eddison

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

 **SKIPTON OFFICE**

84 High Street
Skipton
BD23 1JH
01756 630555
skipton@daleeddison.co.uk