



£149,950

108 Firth Mills, Firth Street, Skipton, BD23 2FB



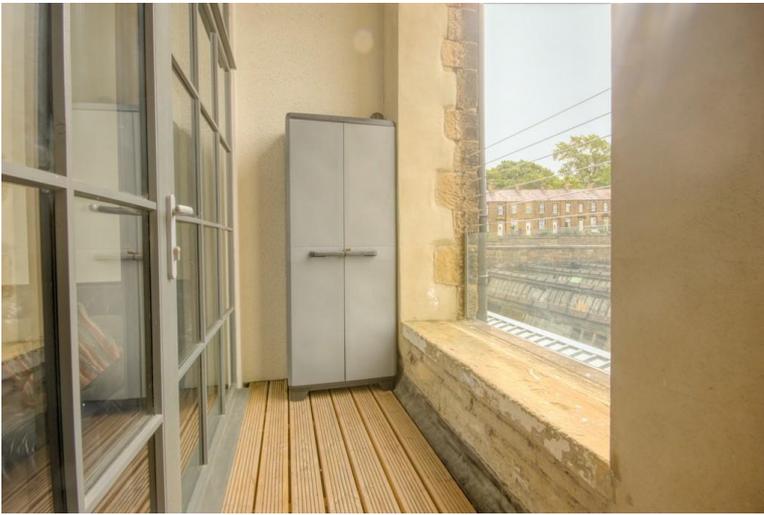


**Superbly appointed one bed roomed apartment located in the centre of Skipton. With bespoke fixtures and fittings, this apartment was converted in 2017 by award winning developers, Candelisa Ltd. Perfect for a range of buyers, including first time buyers, people downsizing and investors alike.**

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.



Built in 1877 by one of the founding members of the Skipton Building Society, the mill has played an important role in Skipton's rich history and heritage. The redevelopment was completed to the highest standards in late 2017 consisting of 32 one and two bedroom loft apartments, each benefiting from private balconies and terraces along with secured allocated parking. Candelisa Limited, a multi award winning and leading UK/international development company were the architects behind this truly fantastic conversion.



The accommodation with electric heating and double glazing, with approximate room sizes comprising:

#### **MAIN ENTRANCE**

With communal seating. Individual post boxes. Access to garage parking and staircase leading up to the first and second floor.

#### **APARTMENT ENTRANCE HALLWAY**

With electric heater and spot lighting.

#### **LIVING DINING KITCHEN**

**18' 6" x 10' 3" (5.64m x 3.12m)**

Range of grey gloss wall and base units with complementary worktop, tiled splashback and stainless steel sink unit. Appliance comprising; electric oven, electric hob, dishwasher, fridge freezer and extractor fan. Engineered oak flooring and spotlighting.

#### **BALCONY**

A very pleasant compact sitting out area timber decking and exposed stonework.

#### **BEDROOM**

**11' 7" x 8' 11" (3.53m x 2.72m)**

Double bedroom with large double glazed windows and electric heater.

#### **BATHROOM**

High quality three piece suite including low suite WC, hand wash basin having high gloss vanity drawer under, walk-in shower enclosure with thermostatic shower head. Floor to ceiling ceramic wall tiles in a soft grey finish. Complementary ceramic floor tiles. Heated towel rail. Large recessed mirror. Extractor fan.

#### **LOWER GROUND FLOOR**

There is another communal entrance door and hallway located on the lower ground floor, providing access to the elevator and second staircase as well as leading to:

#### **CAR PARKING**

Private allocated car parking space within a secure gated under-croft parking area.

#### **TENURE & COUNCIL TAX**

The property is Leasehold under the remainder of a 999 year lease dated 1st January 2017. The current service charge is approx £44.00 per calendar month and covers buildings insurance, communal electric (hallway lighting), regular servicing of the elevator, communal maintenance including the parking area and dustbin store. There is an annual ground rent of £250. As an owner of an apartment you will have a share in the Management Company, Firth Mills Management Company Limited. **NO PETS ARE PERMITTED.**

Council Tax Band: A

#### **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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

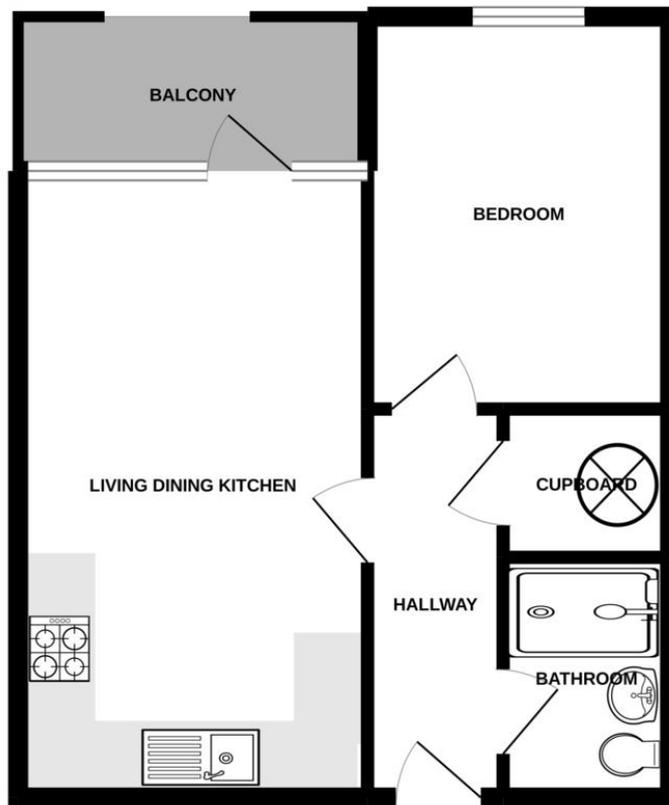
### AGENTS NOTES & DISCLAIMER

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

### 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 v2022.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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