



£199,950

1 Westgate, Gargrave Road, Skipton, BD23 1PW





Two bedroom ground floor apartment in the centre of Skipton. Walking distance to all local amenities, this apartment features large living room, two double bedrooms, shower room and garage!

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.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase leading down to the lower ground floor with communal store, car park and garages.

PRIVATE ENTRANCE HALL

With ceiling coving. Central heating radiator. Utility cupboard housing the hot water cylinder together with plumbing for an automatic washing machine.



LIVING ROOM

22' 10" x 11' 8" (6.96m x 3.56m) max.

With living coal effect electric fire set in a carved surround incorporating light marble hearth and interior. Ceiling coving. Sealed unit double glazed windows to the front, side and rear. Two central heating radiators.

KITCHEN

10' 1" x 8' 10" (3.07m x 2.69m) max.

Range of fitted light wood fronted wall and base units incorporating contrasting laminated worktop surfaces with ceramic tiling above. Stainless steel sink and drainer unit. Electric oven/grill. Four ring Neff ceramic hob. Concealed Neff extractor hood over. Integrated fridge/freezer. Concealed Baxi gas central heating boiler. Sealed unit double glazed window.



BEDROOM ONE

12' 8" x 8' 11" (3.86m x 2.72m)

Range of fitted wardrobes, cupboards and drawers. Sealed unit double glazed window. Central heating radiator. Ceiling coving.

BEDROOM TWO

12' 8" x 8' 8" (3.86m x 2.64m)

Range of fitted wardrobes, cupboards and drawers. Sealed unit double glazed window. Central heating radiator.

SHOWER ROOM

With coloured suite comprising low suite WC, floating hand wash basin and a large walk-in shower housing a multi-jet system. Ceramic wall tiling. Sealed unit double glazed window. Panelled ceiling with recessed spotlights. Central heating radiator. Wall light/shaver point. Vanity shelf area.

OUTSIDE

To the front there is an attractive and very colourful communal garden area.

To the rear there is a lower ground floor entrance/lobby with staircase leading up to the ground floor. Adjacent to the rear communal entrance there is a useful:

COMMUNAL BIN STORE/STORAGE AREA

GARAGE

22' 2" x 8' 10" (6.76m x 2.69m)

Up and over door, light and power.

TENURE & COUNCIL TAX

Tenure: Leasehold by way of the remainder of a 999 year lease.

The service charge per annum is currently £750, which also includes buildings insurance and communal gardening.

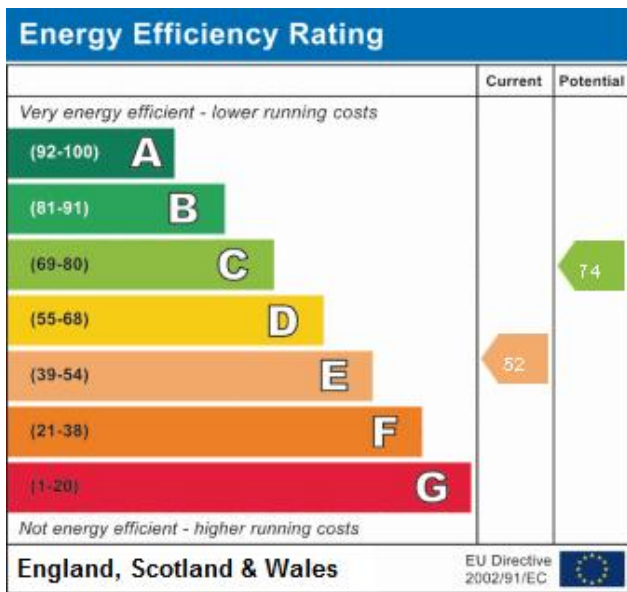
Currently the ground rent is £50 per annum.

Council tax band: C

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 in to any commitment





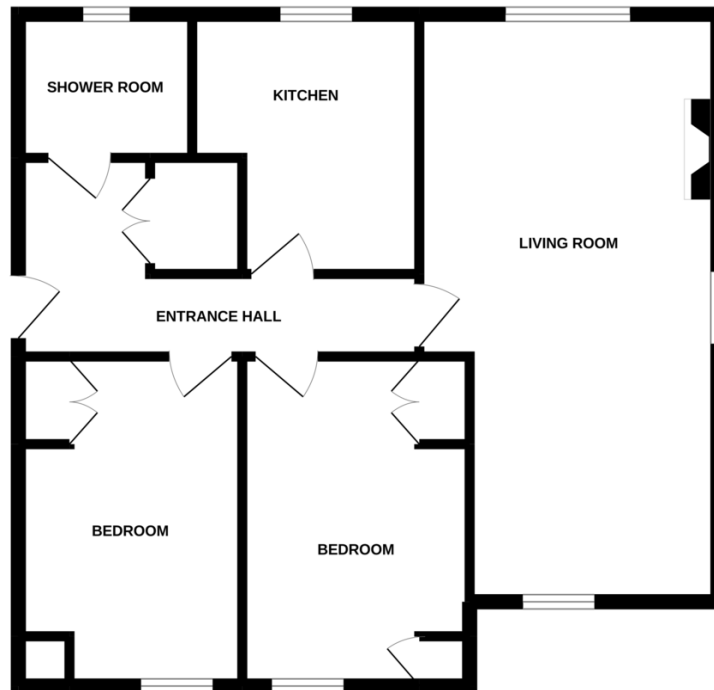
AGENTS NOTES & DISCLAIMER

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 ©2022.



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.

SKIPTON
68 High Street, Skipton, North Yorkshire, BD23 1JJ

CONTACT
t. 01756 799163 e. mark@carlingjones.co.uk
www.carlingjones.co.uk

