



4 Riverside Walk Airton, Nr Skipton

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Airton, Nr Skipton, North Yorkshire, BD23 4AF

Guide Price: £195,000

LOCATION

Set amidst the beautiful open countryside of the Yorkshire Dales National Park in the picturesque village of Airton, located approximately six miles from the market town of Skipton. This two bedroom apartment is located in the converted Grade II Listed Building with stunning views of the River Aire.

HISTORY

Riverside Walk was originally known as Airton Mill and was first built and used as a corn mill until 1787 when a cotton spinning mill was added. After further enlargement in the 1800's, cotton spinning ceased in 1918 and the mill had a variety of uses including sheet metal working and production of Dettol until industrial usage ceased in 1972 when the conversion to flats began.

DESCRIPTION

No.4 Riverside Walk is a two bedroom first floor flat with dual frontage both to the car park to the rear and the communal gardens beside the River Aire to the front.

The accommodation is on the first floor with access via shared walkway and briefly comprises:

Entrance Hall with Understairs store; Shower Room; Two Double Bedrooms; Living Room; Kitchen; Shared Private Parking and Communal Gardens overlooking the River Aire.

OUTSIDE

The mill is surrounded by extensive riverside gardens including a large wild wetland garden, accessed via steps, which was kindly donated to the Management Company many years ago by a former resident. As well as the formal garden areas, which are a particularly attractive feature, there is a drying area and communal car parking.

SERVICES

Mains electricity, private borehole water supply, mains drainage via private pumped septic tank are all connected and the property is heated by electric night storage heaters.

TENURE

The leasehold interest in the property is being sold with the balance of a 999 year lease from 1st April 1988.



MANAGEMENT COMPANY

The freehold interest is vested in the Riverside Walk Management Company Limited which is actively managed by a group of Directors and an external Company Secretary.

GROUND RENT/SERVICE CHARGE

The current charge for combined ground rent and service charge, which includes buildings insurance, is currently £2,426.50 per annum.

COUNCIL TAX

We are verbally advised by Craven District Council that the property is in Council Tax Band "C". The normal charge for Band "C" properties in Airton for 2023/2024 is £1959.32.

DIRECTIONS

On entering Airton from Skipton turn right across the face of the village green and Riverside Walk will be found on your left hand side just before the river bridge. A For Sale Board will be erected.

VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd. Please contact Michael Beech on 01756 692900.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.