

Ornella's Estates

PROUDLY INDEPENDENT



Clover Court Clover Hill

, Skipton, BD23 1BD

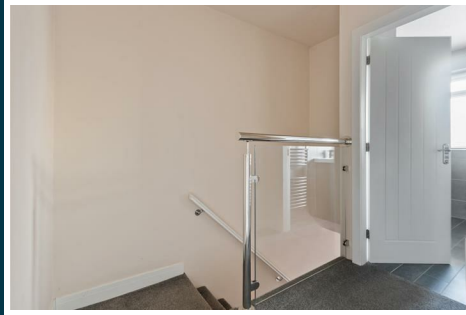
Price £148,950



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INTRODUCTION

Step into this stunning first-floor apartment, perfectly positioned near the heart of Skipton, with its charming town centre and the historic Skipton Castle just a short stroll away. Offering breathtaking views and a private entrance, this delightful home is designed for modern living. The spacious open-plan layout boasts a contemporary fitted kitchen, complemented by two inviting bedrooms and a beautifully finished bathroom. Enjoy the tranquility of the communal gardens, along with the convenience of a garage and parking. Chain-free and energy-efficient with a fantastic EPC rating of C, this gem is ideal for first-time buyers, savvy investors, or those looking to downsize in style. Don't miss your chance to view—this property is a true Skipton treasure! CALL NOW ON 01943 661506 FOR EARLY VIEWINGS.

SKIPTON

Skipton, often referred to as the "Gateway to the Dales," is a charming market town in North Yorkshire, renowned for its rich history and scenic surroundings. At the heart of the town lies Skipton Castle, a remarkably well-preserved medieval fortress that has stood for over 900 years. The town's bustling high street, lined with independent shops, cafes, and traditional markets, creates a lively atmosphere, while the nearby Leeds-Liverpool Canal offers picturesque walks and boat trips. Skipton also serves as a perfect base for exploring the Yorkshire Dales National Park, with its rolling hills, limestone cliffs, and idyllic villages. This vibrant yet tranquil town combines natural beauty with a strong sense of community, making it a highly desirable place to live or visit.

ACCOMMODATION

PRIVATE ENTRANCE HALL

As you approach Clover Court, the views immediately

give it the wow factor. Having your own private entrance and comprising Upvc double glazed door to the front elevation. Stairs to first floor.

LANDING AREA

This is a spacious light and airy landing comprising a lovely glass balustrade, double radiator, access to loft area and doors leading to:

OPEN PLAN MODERN KITCHEN/DINER/LIVING

27'7" x 11'6" (8.42 x 3.53)

Offering an abundance of natural light throughout and boasting breathtaking views, this spacious room has everything you need for a cosy night in, yet great for entertaining family and friends. Comprising Upvc double glazed windows to the front and rear elevations. Electric feature fire. TV point. Double radiator. Inset spot lights.

Kitchen Area:

With a wide range of beautifully fitted wall and base units providing ample storage with granite worktops over and granite splashbacks.. One and half bowl porcelain sink, Integral electric cooker and microwave. Integral gas hob with stainless steel extractor fan over. Points for washing machine and fridge freezer.

BEDROOM.1.

9'8" fitted wardrobes x 9'1" (2.95 fitted wardrobes x 2.77)

This lovely double bedroom which is complimented by fitted wardrobes, Upvc double glazed window. Radiator. Inset spot lights.

BEDROOM.2.

11'10" x 6'9" (3.61m x 2.08)

Another good sized bedroom comprising Upvc double glazed window. Radiator.

Tel: 01943 661506

BEAUTIFUL HOUSE BATHROOM

7'6" x 6'2" (2.30 x 1.89)

Great for relaxing after a hard days work. Comprising Upvc double glazed window, bath with thermostatic shower over, low level w.c. vanity unit with built in wash hand basin. Fully tiled walls and floors. Radiator. Shaver socket. Inset spotlights

OUTSIDE

PARKING AND GARAGE

There is the added bonus of parking and garage to the property.

COMMUNAL GARDENS

For those of you who enjoy sitting out, the communal gardens are just the ticket and are beautifully maintained.

LEASEHOLD

Please note that the property is leasehold and has 968 left on the lease. The ground rent is £25.00 per annum and the service charge is £746.37 which is divided into two payments of £373.18. This covers the Buildings Insurance, Communal Maintenance including the upkeep of the parking area and gardens.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



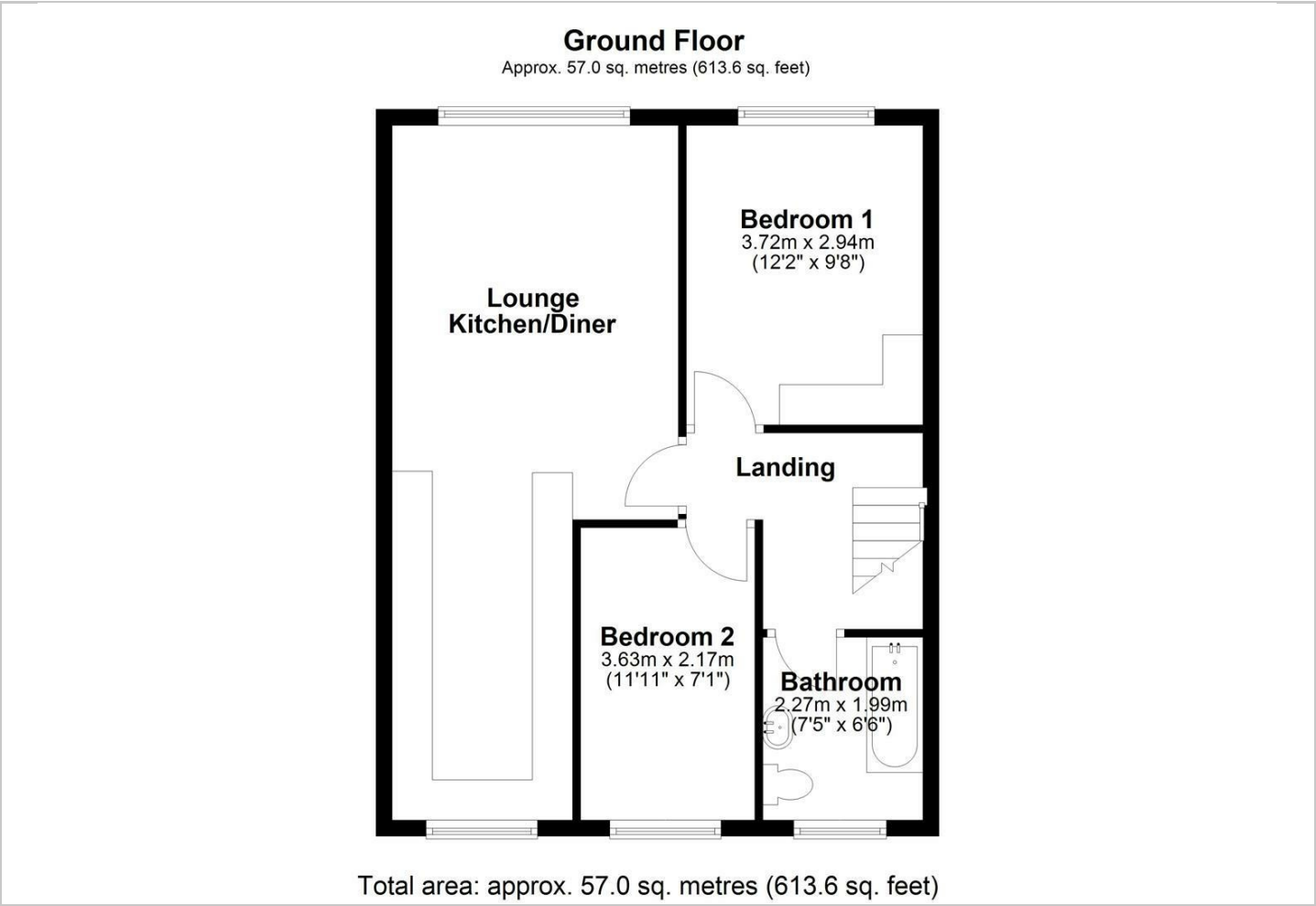
Hybrid Map



Terrain Map



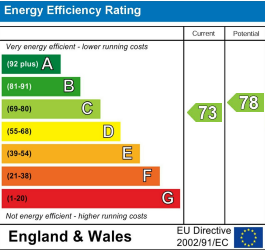
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.