

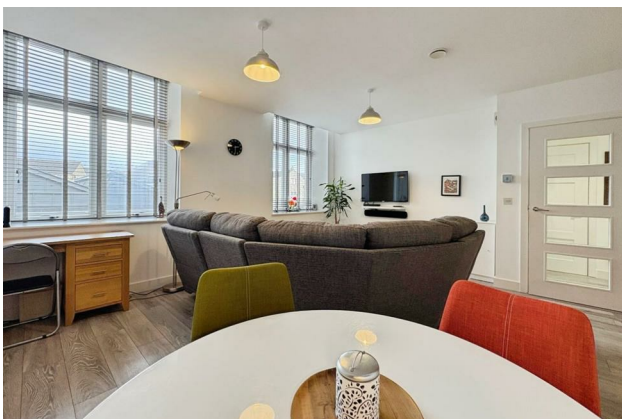
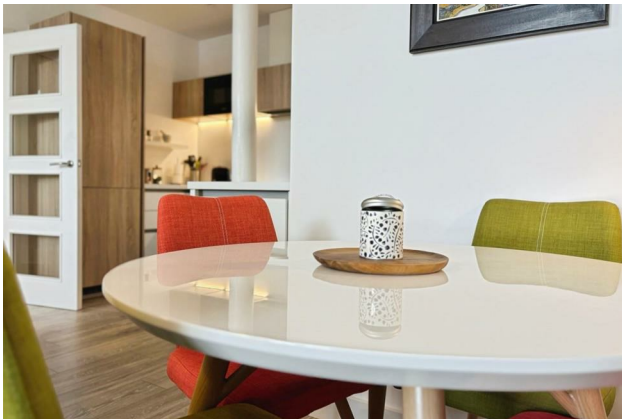
# HUNTERS®

HERE TO GET *you* THERE

## The Cotton Mill, Skipton

Price £165,000

Property Images



# HUNTERS<sup>®</sup>

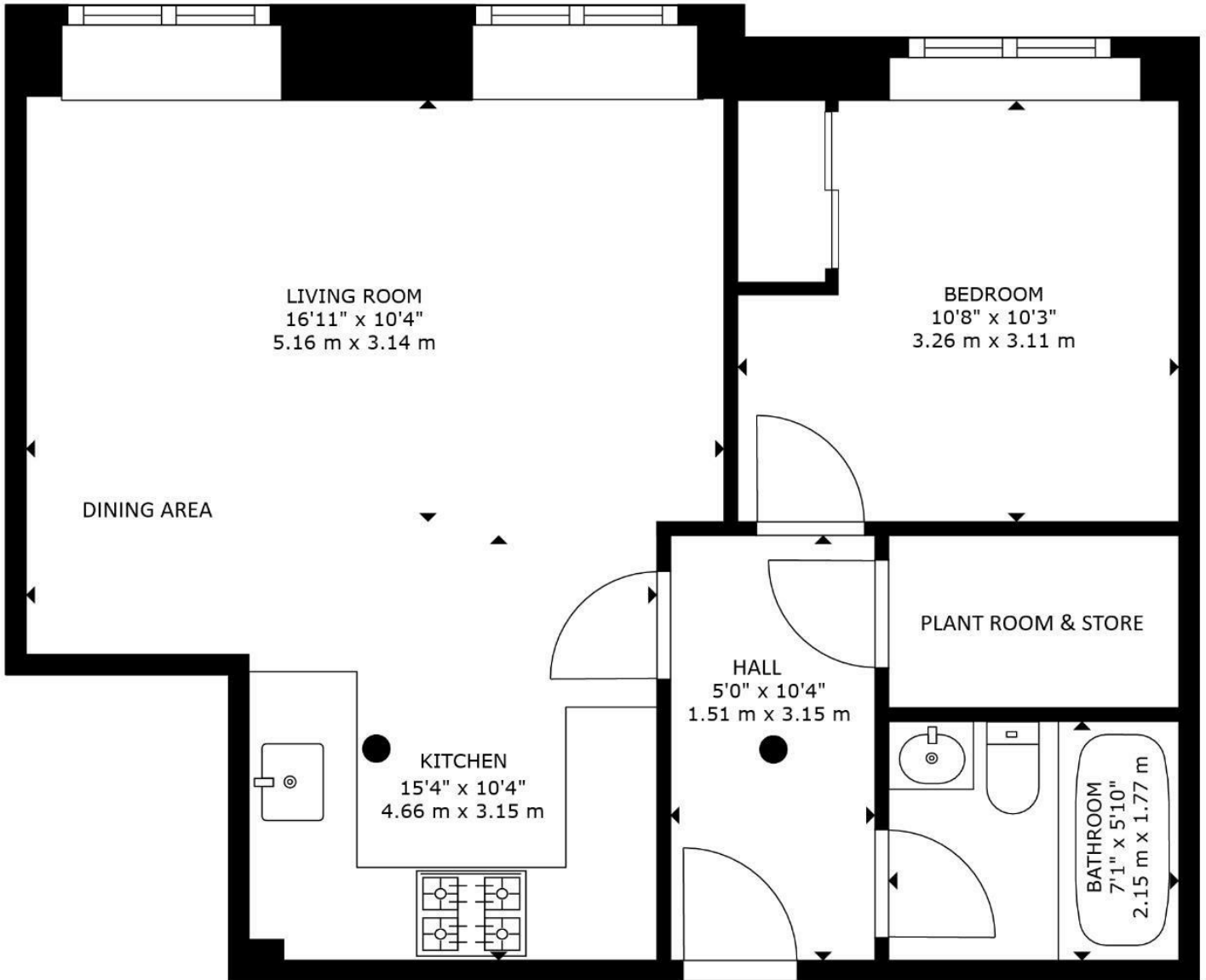
HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



An exceptional one-bedroom first floor apartment offers a perfect blend of modern living and historical charm. Featuring high specification windows and glazing, and a heat recovery system.

Located on the first floor of the recently converted 'Cotton Mill', this light and easily managed property is just a short stroll from the picturesque Leeds/Liverpool canal and the vibrant amenities of Skipton town centre, including the railway station which is just 265 metres away, on the same street. 2 supermarkets are within 125 metres, and Skipton's famous High Street & Castle is just 200 metres.

Benefitting from a lift and stairs, security video entry, and a secure off-street-parking space. this is an easy lifestyle choice.

This unique apartment is bathed in natural light, thanks to its well-placed sealed unit double-glazed windows. The open-plan living and dining area features quality oak-effect laminate flooring creating a warm and inviting atmosphere, and is a very light and airy room having 2 large windows.

The contemporary fitted kitchen is a chef's delight, equipped with high-end Bosch appliances, including an oven, microwave, fridge-freezer and ceramic hob, all set against stylish white and light oak cabinetry with high quality worksurfaces for food prep. There is also a cleverly concealed washer / dryer

The spacious double bedroom offers an attractive outlook and includes a built-in mirror-fronted double wardrobe.

The modern bathroom has contemporary fixtures including a shower over the bath, and underfloor heating, ensuring comfort and luxury. Off the hall way, a plant room also offers storage.

Residents will appreciate the secure communal entrance, complete with a video intercom system, and the convenience of a lift or staircase leading to the apartment. Additional benefits include a secure lock-up storeroom, a bicycle store, and a designated parking space in the adjacent Glista Mill's secure basement car park.

This leasehold property, with a remaining term of 125 years from January 2017, is highly recommended for viewing. With service charges currently at £2297 per annum and a ground rent of £175 per annum, this apartment represents an outstanding opportunity for those seeking a stylish and convenient lifestyle in the heart of Skipton.

An exceptional one-bedroom first floor apartment offers a perfect blend of modern living and historical charm. Featuring high specification windows and glazing, and a heat recovery system.

Located on the first floor of the recently converted 'Cotton Mill', this light and easily managed property is just a short stroll from the picturesque Leeds/Liverpool canal and the vibrant amenities of Skipton town centre, including the railway station which is just 265 metres away, on the same street. 2 supermarkets are within 125 metres, and Skipton's famous High Street & Castle is just 200 metres.

Benefitting from a lift and stairs, security video entry, and a secure off-street-parking space. this is an easy lifestyle choice.

### **On-Line-Bullet-Points**

- Immaculate first Floor Apartment
- Open plan living area
- Modern kitchen with Bosch appliances
- Spacious double bedroom
- Modern bathroom with shower over
- Secure basement parking in nearby Glista Mill
- Well kept communal areas
- Near canal, railway station & supermarkets
- Secure video entry
- Chain free