

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Hepworth Way, Skipton

Price £175,000

Property Images



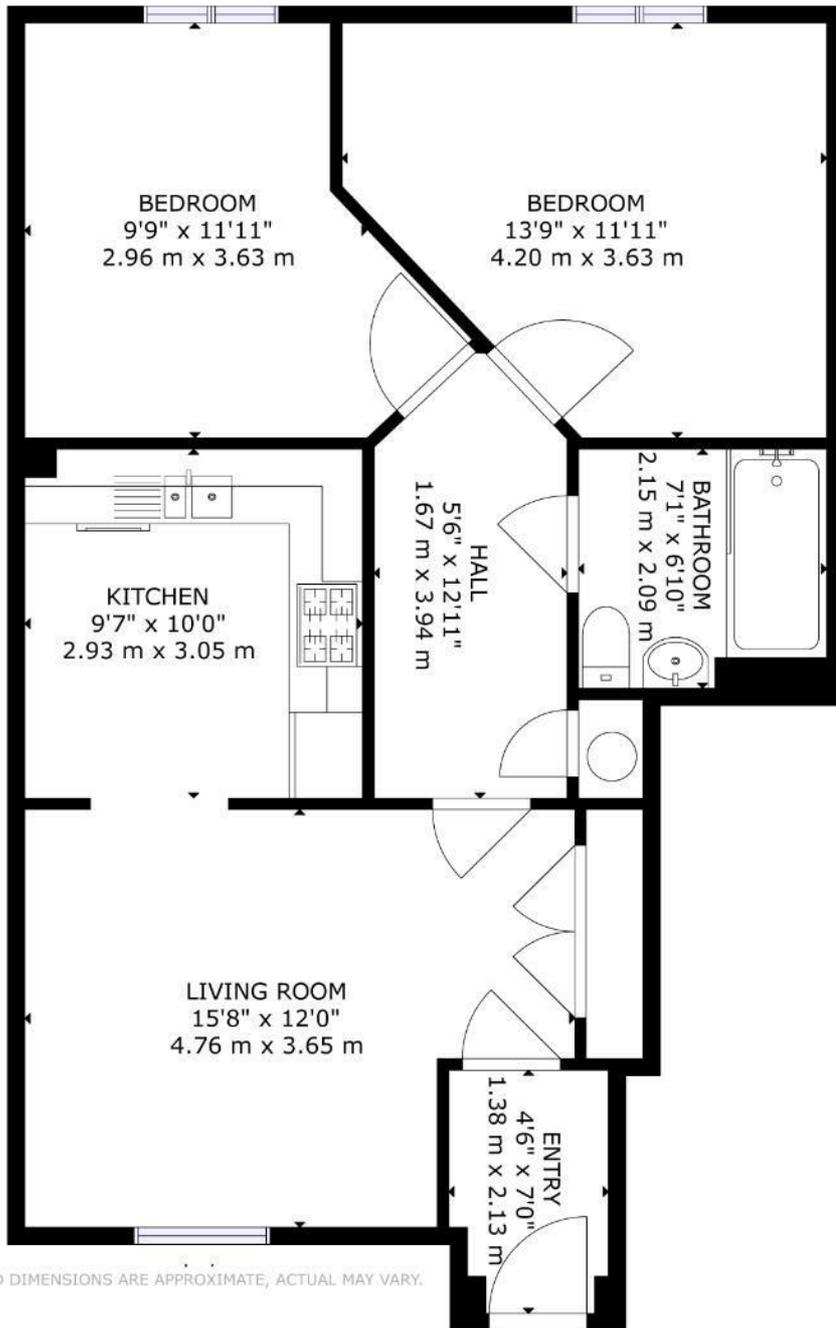
## Property Images



- Ground floor lateral living
- 2 generous sized double bedrooms
  - Open-plan living-dining-kitchen
- Modern and attractive fixtures and fittings
- Economical to run, ideal lock up 'n leave
  - Dedicated parking & visitor parking
  - EPC 84 /84 Eco Home
  - Small garden area

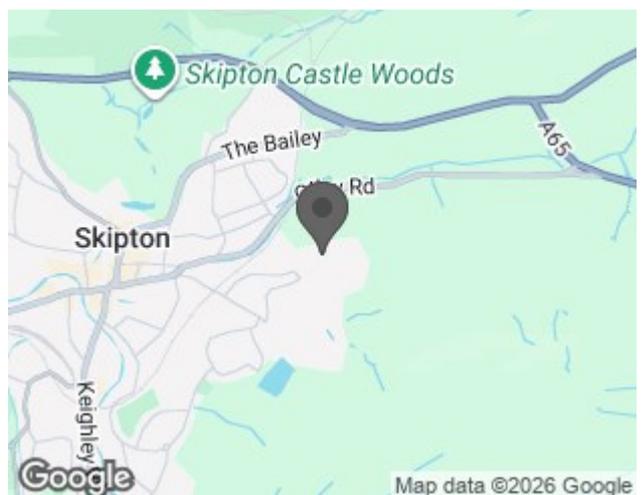
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Located in the charming market town of Skipton, Hepworth Way presents a well-appointed, economical-to-run, GROUND FLOOR 2- DOUBLE BEDROOM apartment that is sure to impress, and is ideal for people who require lateral living.

This delightful and well presented property boasts modern aesthetics and is situated in a sought-after area, making it an ideal choice for both first-time buyers and those looking to downsize.

Just a 30 second stroll takes you to the 'trim-trail' exercise pathway, that loops around this attractive stone build development.

Upon entering, you are welcomed by an entrance vestibule featuring a composite sealed unit double-glazed front door and a modern programmable electric radiator. The spacious living room, offers views towards Embsay Crag and is equipped with two wall-mounted electric radiators and a large built-in storage cupboard.

This space seamlessly flows into the breakfast-kitchen, which is fitted with stylish cream gloss units and contrasting wood effect worktops. The kitchen is well-equipped with a built-in electric oven, a four-ring ceramic hob, plumbing for a washing machine, and an integrated fridge/freezer, ensuring all your culinary needs are met.

The apartment comprises two generously sized double bedrooms, both featuring modern electric radiators for comfort. The bathroom is tastefully designed with a contemporary three-piece suite, including a panelled bath with a chrome mixer shower overhead, complemented by partial bonded ceramic wall tiling.

Outside, residents benefit from a designated parking space along with ample visitor parking in the communal courtyard area. Additionally, there is a communal bike rack for those who enjoy cycling. To the front of the property an attractive border and space for a chair or 2.

Skipton itself is renowned for its vibrant shopping and leisure facilities, including a popular street market that has been voted the best market day out in Yorkshire. The town is home to one of the finest castles in the country and boasts excellent primary and secondary schools. The stunning Yorkshire Dales National Park is visible from the property, and just a short drive away, and with convenient train and bus links to Leeds, Bradford, and London, this property is ideally located.

Monthly fees to The Management Co

- Insurance- £36.00
- Service charge- £30.56
- Reserve fund- £20.69
- Management charge- £5.83

\*Charges are reviewed annually in April each year.