



Apartment (EPC Rating: C)

APARTMENT 31, CARLETON MILL, CARLETON, BD23 3EG

£209,500



Located in the desirable village of Carleton less than 2 miles from Skipton town centre, this two bedroom apartment is located within a stylish mill conversion and benefits from two car parking spaces within the secure indoor car park.

LOCATION

Carleton village offers a good range of local amenities including a Church, small convenience store, local pub, café, post office, primary school, children's playgroup, cricket and football clubs and vibrant village social club with lots of pre-planned village events.

Only two miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. Skipton railway station offers regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

CARLETON MILL

Carleton Mill has been beautifully restored to create some fifty apartments of varying sizes and planned around a most imaginative water garden, which is open to the elements. There is secure gated parking where apartment 31 has an allocated space plus lift access to all floors.

ENTRANCE HALL

Accessed via the shared area, with doors leading to the living area, kitchen, stairs to the bedrooms and bathroom.

LIVING ROOM

6.25m x 3.81m (20'6" x 12'5")

Well proportioned living space with two large windows and feature beams.

BREAKFAST KITCHEN

6.1m x 2.13m (20'0" x 6'11")

Comprising a range of beech effect wall and base units with grey work surfaces and splash back tiling over. Stainless steel sink with mixer tap, under counter oven, hob and stainless steel and glass chimney style extractor fan. Integrated fridge/freezer. Grey timber effect floor covering.

BATHROOM

Comprising a panel bath with mixer tap, thermostatic shower and glazed shower screen, dual flush WC and vanity unit wash basin. Part tiled walls and integrated ceiling lighting.

FIRST FLOOR

LANDING

Large landing area with space for an office.

BEDROOM ONE

5.49m x 3.05m (18'0" x 10'0")

Well proportioned double bedroom with velux style roof window and exposed truss and beams. Door leads to the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising a low suite WC, wash hand basin and walk-in shower. Fully tiled walls and floor. Exposed beam and velux style roof window.

BEDROOM TWO

4.5m x 3.05m (14'9" x 10'0")

Another well proportioned double bedroom with velux style roof window and exposed truss and beams.

CAR PARKING

The property has the benefit of two allocated car parking spaces within the gated car park.

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

TENURE

The property is held by way of a 999 year lease from May 2003

SERVICE CHARGE & GROUND RENT

The annual service charge payable for the year ending 31 December 2023 including buildings insurance contribution is £2,101.61. The ground rent payable for the year 2023 is £138 with a rent review due on 1st May 2023 (outstanding).



COUNCIL TAX

Council tax band D

SERVICES

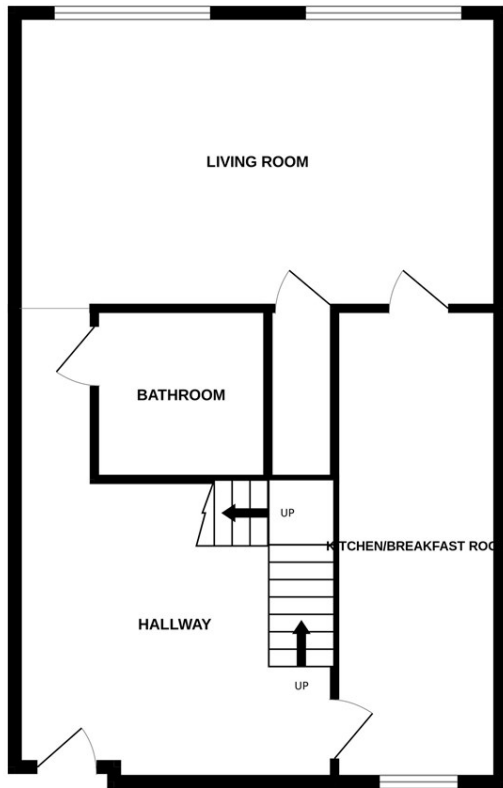
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTES & DISCLAIMER

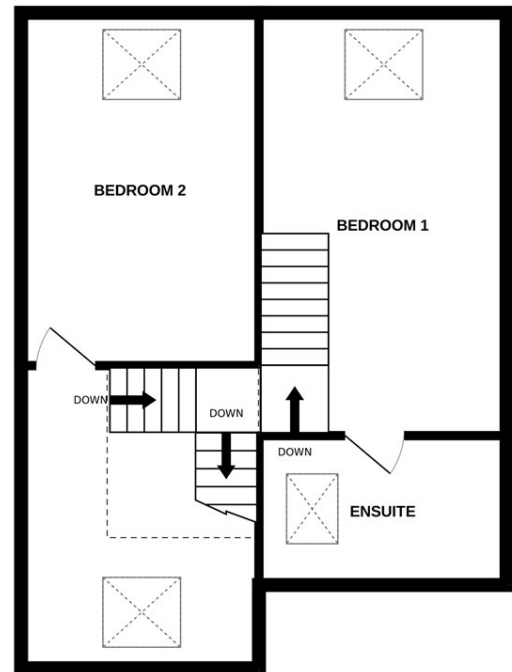
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GROUND FLOOR



1ST FLOOR

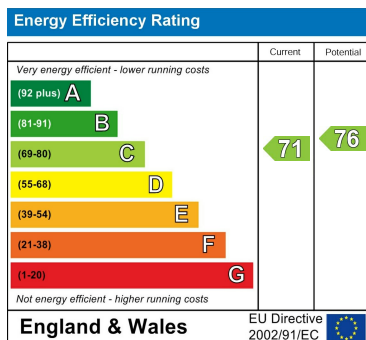


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Council Tax Band

D

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk
<https://carlingjones.co.uk/>



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