



**APT 21, PRIMROSE MILL TANNERY LANE,  
EMBSAY, SKIPTON, BD23 6NQ**

**£169,500**



**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS



# 1 Bedroom Apartment located in Skipton

Beautifully presented one bedroom apartment located in the picturesque village of Embsay, only a short distance from Skipton Town Centre. With the added benefits of contemporary fixtures and fittings, open plan living area and gated parking.

Surrounded by open countryside, the desirable and pretty village of Embsay includes a primary school, a church and chapel, a sub post office/general store, two public houses, a village hall and a regular bus service. 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 and one of the best kept roofed castles in the north of England, provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. The town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey. The local railway station is Skipton with regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

## Communal Entrance

With individual apartment mail boxes. Well maintained communal hallways and staircases. Lift access to all levels.

## First Floor

### Private Entrance Hall

With built-in storage cupboard housing the electric boiler and hot water cylinder. Security intercom entry system. Central heating radiator, laminate flooring and spotlighting. Large walk-in store cupboard.

### Open Plan Living Dining Kitchen

#### Sitting Area

18'8 x 8'11

With laminate flooring and radiator.

## Kitchen

11'4 x 10'4

With recessed low voltage lighting and a range of fitted base and wall units having high gloss facades and stainless steel door furniture, interior and under unit lighting, laminate splash backs and worktops. One and a half bowl single drainer stainless steel sink unit with mixer tap. Four ring halogen hob in stainless steel case with stainless steel extractor over and single electric oven under. Integrated fridge, freezer, dishwasher and washer / dryer. Karndean flooring and radiator.

## Bedroom

12'2 x 12'2

Having a range of high quality fitted wardrobes with painted facades and interior fittings, radiator.

## Bathroom

Contemporary three piece suite comprising; low suite wc, hand basin and walk-in large shower with thermostatic shower unit over. Fully tiled walls, tiled flooring, extractor fan and mirror with integrated lighting.

## Parking

For one car in the undercroft with lift access. As well as each apartments allocated parking are several spaces for visitors.

## Communal Bin Storage

Two lockable communal storage areas.

## Tenure & Council Tax Band

Council Tax Band: B

The property is held by way of a 999 year lease from 2007 with service charge currently approx. £991.24 per annum which includes building insurance, maintenance of the



common areas within the apartment block and also the wider estate, and window cleaning.

#### 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

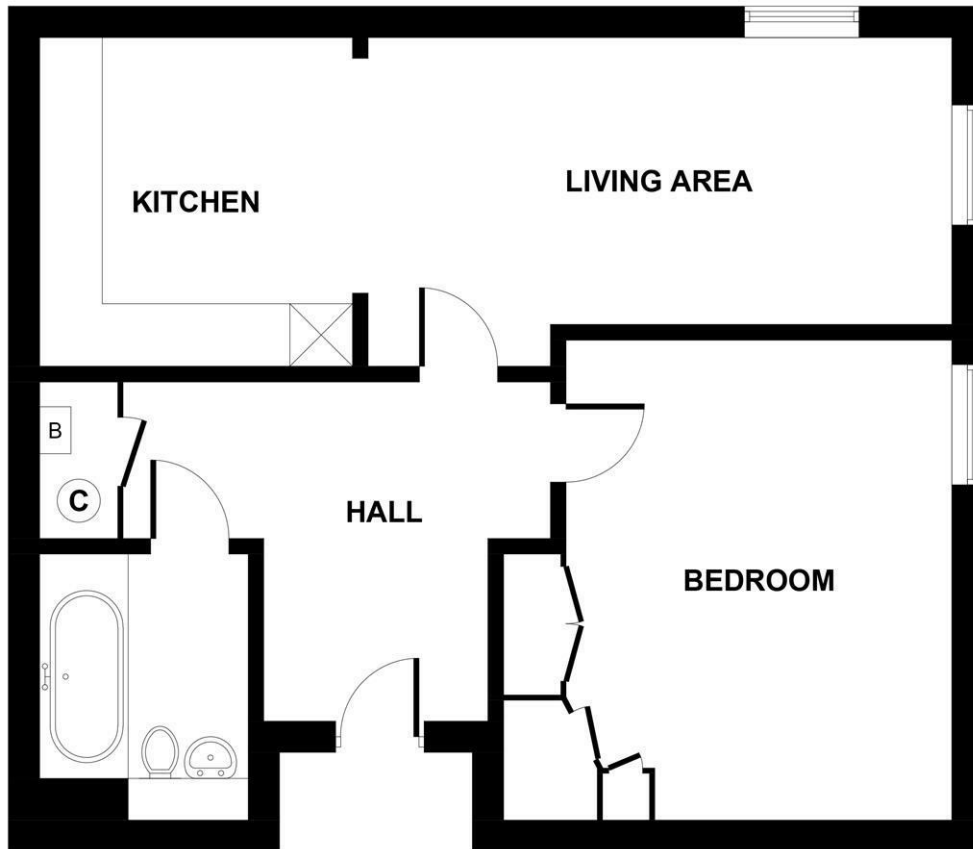
#### Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

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





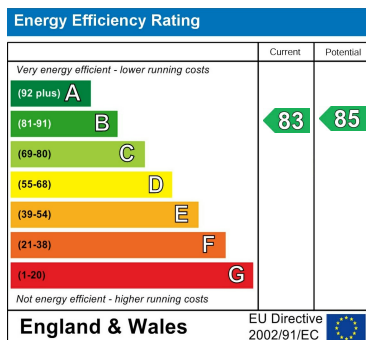
## 21 PRIMROSE MILL

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 788298)

Council Tax Band

**B**

Energy Performance Graph



Call us on

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.