



12 HORACE MILL GREENS MILL COURT,
CONONLEY, KEIGHLEY, BD20 8FG

£232,500


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Superb two bed first floor apartment located within a mill conversion by award winning local developer Candelisa. With modern fixtures and fittings throughout including integrated NEFF kitchen appliances, the property benefits from an ensuite shower room to the master bedroom, south-facing balcony and an allocated car space.

Situated approximately three miles south of Skipton, Cononley is a popular village on the banks of the River Aire, surrounded by beautiful open countryside. The village offers a good range of everyday amenities including a general store and post office, primary school, park, sporting facilities and two public houses. The village has its own train station with regular services to Leeds, Bradford and Skipton, making it an ideal base for commuters.

With electric heaters and double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Entrance Hall

With matted footwell, electric panel heater and spotlighting. Cupboard housing hot water cylinder and plumbing for washing machine.

Kitchen

11'11 x 7'7

Comprising a range of contemporary wall and base units with contrasting quartz work surfaces. Integral NEFF black glass 4 ring electric hob with extractor over and matching NEFF eye level microwave and oven, plus integrated fridge freezer and dishwasher. Engineered oak floor covering, electric panel heater and spotlighting. Opening leads to the living room.

Living Room

17'7 x 12'10

Continuation of the engineered oak floor covering, ceiling beam and recessed ceiling with feature lighting. Electric panel heater.

Balcony

With a decked floor covering and glazed front. Separate door leads into the second bedroom.

Bedroom One

14'8 x 8'9

Good sized double bedroom with electric panel heater, floor-to-ceiling window and door leading to the ensuite shower room.

Ensuite

Contemporary ensuite shower room comprising a walk in shower with glazed screen, drench head with thermostatic controls and hand held attachment, wall mounted wash hand basin with vanity unit beneath and WC. Chrome ladder style towel rail.

Bedroom Two

14'10 x 8'11

Another double bedroom with electric panel heater and door directly to the balcony.

Bathroom

Modern bathroom with tiled walls, bath with shower over and glazed shower screen, wall mounted contemporary wash hand basin with vanity unit below and WC. Chrome ladder style towel rail.

Parking

The property benefits from an allocated car parking space within the secure ground floor parking area.

Service Charge & Tenure

The property is held by way of a 999 year lease with approximately 994 years remaining. The annual ground rent charge is £253.00 and the service charge is currently approx. £1350.00 per annum.

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 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

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



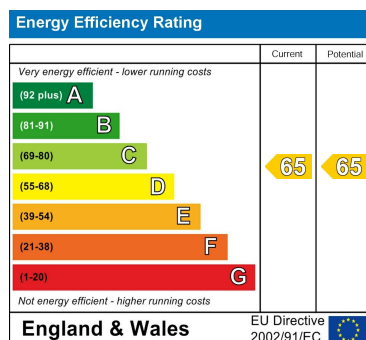


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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