



Flat - Penthouse (EPC Rating: D)

APARTMENT 51, HORACE MILLS GREENS MILL COURT, CONONLEY, BD20 8FG

£245,000




CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Superb third floor penthouse apartment located within a mill conversion by award winning local developer Candelisa. Boasting modern fixtures and fittings throughout including German designed kitchen with Neff integrated appliances. The property also benefits from a balcony accessed from the living room and bedroom together with a secure allocated car parking space.

ENTRANCE HALL

Accessed from the communal areas, with engineered oak floor covering and door leading to the open plan living area. A second door leads to a useful storage cupboard, with water cylinder and appliance spaces for separate washing machine and tumble dryer.

OPEN PLAN LIVING AREA/ KITCHEN

5.09m x 9.29m (average) (16'8" x 30'5" (average))

A large open plan space comprising:

LIVING AREA with recessed mood LED spot lighting and ceiling speakers with Control 4 home touch screen, continuation of the engineered oak floor covering and double sliding doors leading out to the balcony area.

BALCONY with frameless glass balustrade and timber decking. Long distance views of the Aire Valley and hills beyond.

KITCHEN Contemporary German design comprising a range of contrasting wall and base units with quartz work surfaces & breakfast bar. NEFF integrated appliances comprising eye level microwave, double oven, fridge freezer and dishwasher together with black glass 4 ring induction hob with stylish ceiling recessed extractor over. Continuation of the engineered oak floor covering. Adjacent to the kitchen is an area large enough for a 6 person dining table and chairs.

Door from the open plan living area leads to the internal lobby.

INTERNAL LOBBY

With doors leading to the double bedroom and the shower room. Useful recess for a storage unit.

DOUBLE BEDROOM

3.95m x 3.20m (12'11" x 10'5")

Good sized double bedroom with recessed ceiling lights and glazed door leading out to the balcony. Long distance valley views.

SHOWER ROOM

Contemporary shower room with full height Roca tiling and sanitaryware by Laufen comprising wall hung wash hand basin with vanity drawers, concealed WC with wall mounted flush system and large shower cubicle with glazed screen, drench head and hand attachment.

CAR PARKING

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

ADDITIONAL INFORMATION

The property is Leasehold and is held by way of a 999 year lease from 1 January 2019. The annual ground rent charge is £204.49 and the service charge is currently £1,340.68 per annum.

The property has a Council Tax rating Band C.

Mains electricity, water and drainage are supplied to the property. Heating is provided by modern electric radiators.

VIEWING

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

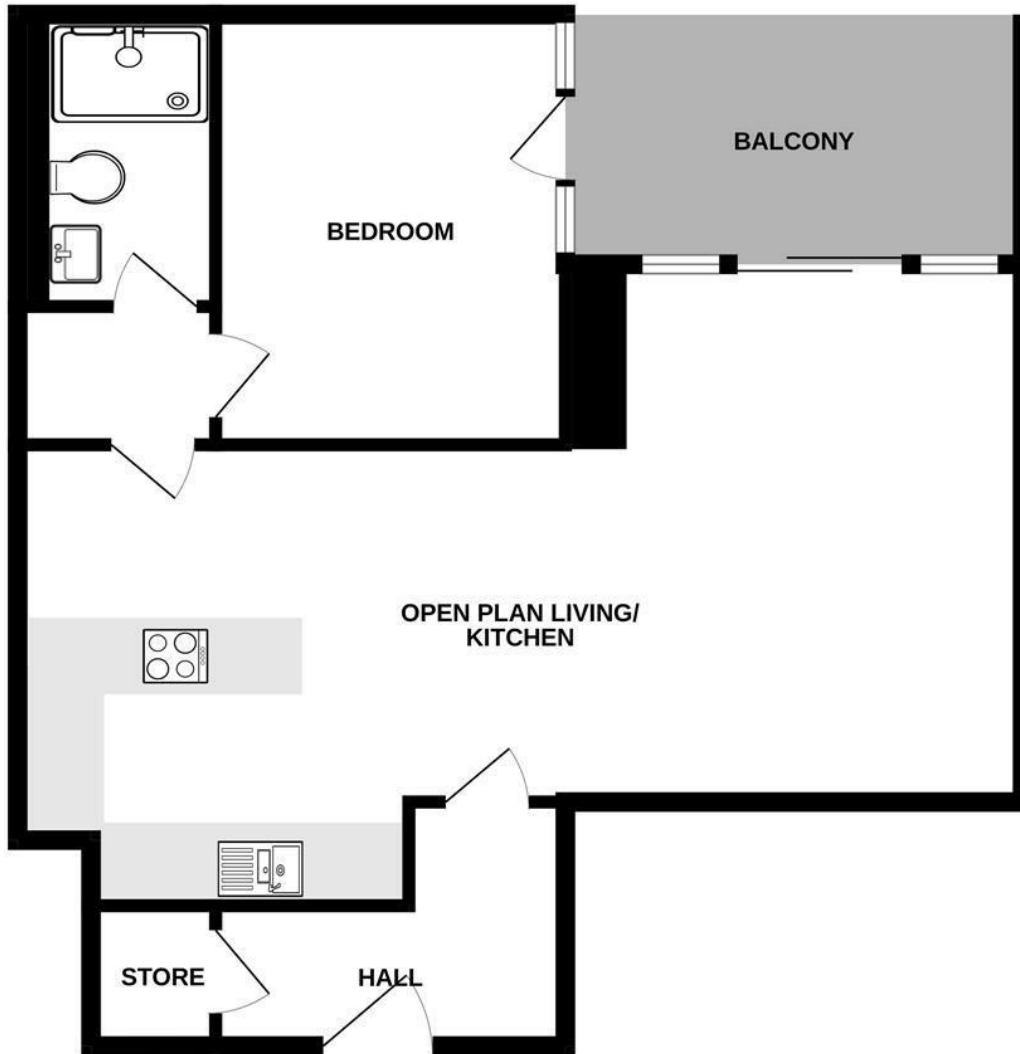
SERVICES

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

AGENT'S 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



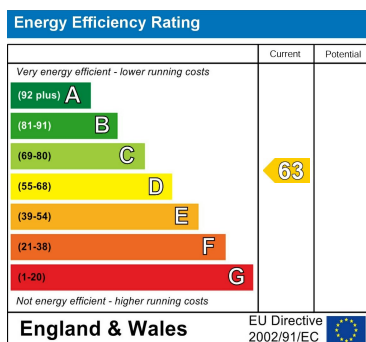


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



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