



APARTMENT, 6 PRIMROSE MILL TANNERY  
LANE, EMBSAY, SKIPTON, BD23 6NQ

£235,000

  
**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS



Well presented duplex apartment providing spacious and easy to maintain two bedroom en-suite accommodation with contemporary fixtures and fittings throughout together with secure gated undercroft parking. Fantastic long distance views over open countryside, perfect as a second home or for someone downsizing wanting an easily maintainable home.

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.

#### Second Floor

##### Private Entrance Hall

With central heating radiator. Recessed ceiling spotlights. Security intercom handset. Staircase leading up to the first floor.

##### WC

Modern white suite comprising low suite WC with concealed cistern together with a floating hand wash basin. Partial ceramic wall tiling. Recessed ceiling spotlight. Extractor fan. Central heating radiator. Tiled floor.

##### Open Plan Living/Dining Room

24'9 x 13'11

Dual aspect sealed unit double glazed windows enjoying views over open countryside. Central heating radiator. Under stairs cupboard housing the modern hot water cylinder together with the electric boiler. The living area is open plan to the:

##### Kitchen

13'3 x 6'8

Contemporary gloss fronted wall and base units with granite worktop surfaces together with matching up-stands. Integrated washing machine. Integrated refrigerator. Integrated freezer. Integrated dishwasher. Recessed one and a half bowl sink with drainer grooves into the worktop surfaces. Integrated AEG electric oven. Matching AEG four ring electric hob with stainless steel splash-back and contemporary extractor over. Concealed

spotlights mounted under wall cupboards. Recessed ceiling spotlights. Tile effect laminate flooring.

#### First Floor

##### Landing

Ceiling spotlights.

##### Bedroom One

13'9 x 11'4 max

Enjoying delightful open views. Central heating radiator. Deep eaves storage cupboard.

##### En Suite

Contemporary white suite comprising low suite WC with concealed cistern, floating hand wash basin and a wide shower enclosure housing a drench head mixer shower. Contrasting wall and floor tiling. Recessed ceiling spotlights. Extractor fan. Shaver point. Chrome towel radiator. Vanity shelf.

##### Bedroom Two

13'3 x 8'1

Velux window incorporating a blackout blind. Central heating radiator. Deep eaves storage cupboard.

##### Bathroom

Contemporary white suite comprising low suite WC with concealed cistern, floating hand wash basin and a panelled bath with chrome thermostatic shower over. Contemporary wall and floor tiling. Recessed ceiling spotlights. Extractor fan. Shaver point. Vanity shelf.

##### 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.

##### Council Tax & Tenure

Council Tax Band: C

The property is held by way of a 999 year lease from 2007 with service charge currently £433.90 per quarter 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

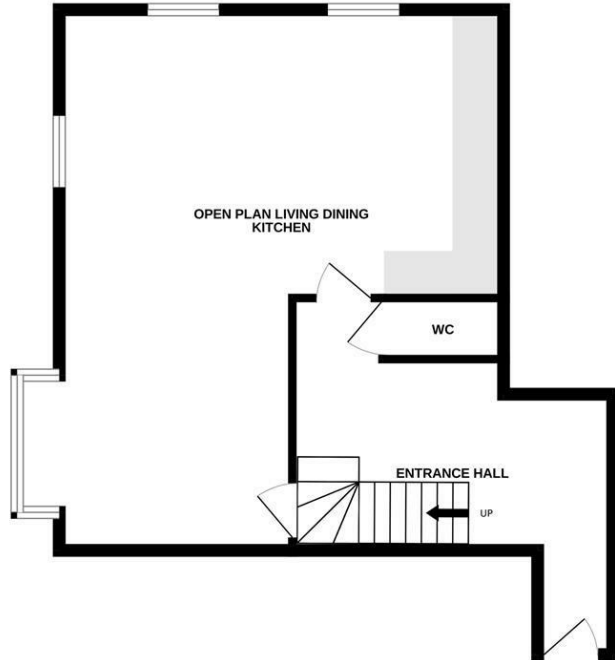
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

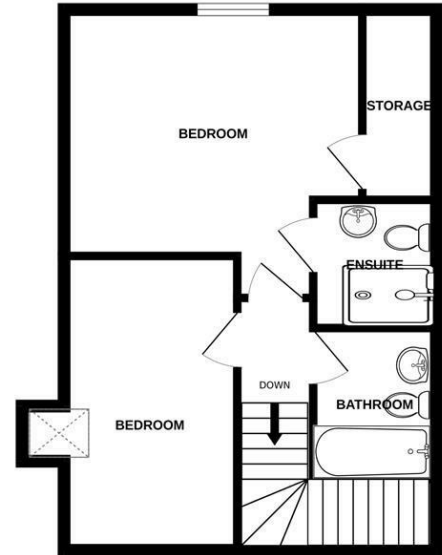
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

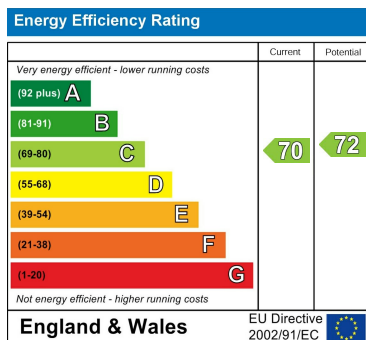


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



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