



Apartment (EPC Rating: C)

**4 CARLETON MILL, WEST ROAD,
CARLETON, BD23 3EG**

£229,950



Located in the desirable village of Carleton less than 2 miles from Skipton town centre, this three bedroom apartment is located within a stylish mill conversion and benefits from two secure spaces within the 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 superb courtyard area, which is open to the elements. There is secure gated parking where apartment 4 has two allocated spaces plus lift access to all floors.

ENTRANCE LOBBY

Accessed via the shared courtyard area, with solid timber flooring and doors leading to the living area, bedroom and shower room

OPEN PLAN LIVING AREA

6.20m (max) x 5.98m (max) (20'4" (max) x 19'7" (max))

With tall windows and continuation of the solid timber flooring, this living space also incorporates an area for a dining table with drop down pendant lighting, and an open plan kitchen area. Stairs with glass balcony lead down to the lower ground floor.

OPEN PLAN KITCHEN

3.47m x 3.00m (max) (11'4" x 9'10" (max))

Comprising a range of cream wall and base units with contrasting black work surfaces and integral black composite sink with mixer tap. Under counter stainless steel Zanussi electric oven and stainless steel integrated five ring gas hob under an oversized extractor hood. Eye level stainless steel Neff microwave, under counter fridge and freezer and washing machine.

BEDROOM TWO

3.70m x 2.70m (12'1" x 8'10")

Double bedroom with inset ceiling lighting and window overlooking the courtyard.

SHOWER ROOM

Comprising a dual flush WC, pedestal wash hand basin with

mixer tap and fixed screen shower cubicle with thermostatic shower and drench head. Floor tiling and wall tiling to three walls.

LOWER HALLWAY

Stairs from the living room lead down to the lower hallway, with doors leading to two bedrooms and the bathroom

BEDROOM ONE

4.90m (max) x 3.20m (max) (16'0" (max) x 10'5" (max))

A good sized double bedroom with feature exposed stone wall, large window and door leading to the under stairs storage area with hanging rails

BEDROOM THREE

2.97m x 2.60m (9'8" x 8'6")

Large single bedroom with feature exposed stone wall and built in large wardrobe.

BATHROOM

Comprising WC with hidden cistern and a counter top wash hand basin with shelving below. Panel bath with shower over and glazed shower screen. Inset ceiling lighting.

CAR PARKING

The property has the benefit of 2 allocated car parking spaces within the gated car park.

TENURE

The property is held by way of a 999 year lease from 1 May 2003

SERVICE CHARGE & GROUND RENT

The 2025 service charge is a forecast based on the project budget and consists of a regular annual amount of £2,513.90, and a one-off capital contribution of £1,462 to fund unforeseen refurbishment works to the building's atrium, outside of the scope of the general reserve fund. This brings the total 2025 charge to £3,975.90. The ground rent payable for the year 2024 was £253.60. Ask a member of staff for further details.

COUNCIL TAX

Council tax band D

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.



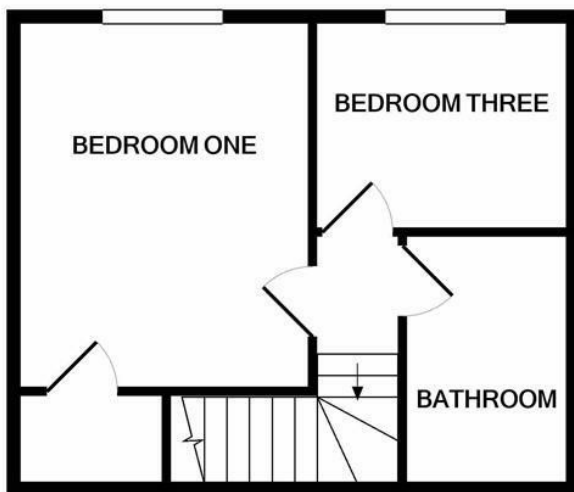
AGENT'S NOTE & DISCLAIMER

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

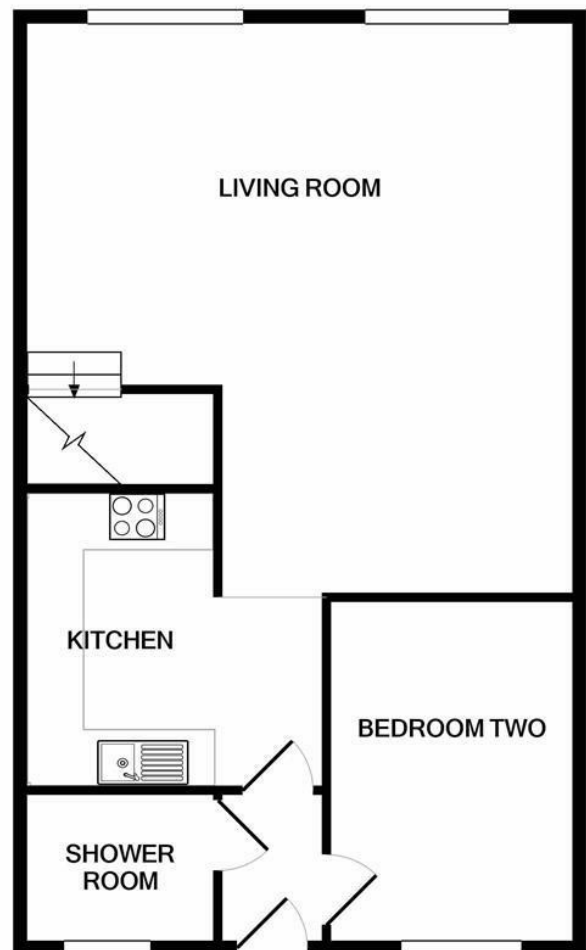
Anti Money Laundering Regulations

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.





GROUND FLOOR



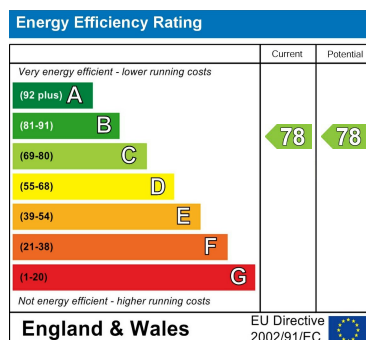
1ST FLOOR

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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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.