



**Horace Mill, Greens Mill Court, Cononley**  
£199,950

Dale  
Eddison





# Apt 3 Horace Mill

## Greens Mill Court

### Cononley

### BD20 8FG

\*\*\*NO FORWARD CHAIN\*\*\* A FABULOUS OPPORTUNITY TO ACQUIRE THIS FIRST FLOOR ONE BEDROOM APARTMENT THAT HAS BEEN SUBSTANTIALLY UPGRADED AND IS FINISHED TO A HIGH SPECIFICATION THROUGHOUT, IN THE SOUGHT AFTER VILLAGE OF CONONLEY.

Horace Mill apartments from renowned local developer Candelisa, stand prominently at the heart of this development and enjoy lovely views. Apartment 3 is a fabulously upgraded one bedroom apartment with open plan living with balcony, modern fitted shower room and double bedroom with bespoke storage. A private allocated parking space, with further storage and close to local transport links.



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.

Situated on the first floor apartment No.3 is an apartment finished to a very high specification with solid oak internal doors, upgraded kitchen and bespoke storage in the bedroom. Electric heating and double glazed throughout and accessed via a secure door entry system. Described in brief below using approximate room sizes:-

**COMMUNAL RECEPTION AREA** Access via a secure entry door system into a lovely light and clean reception hall with lift and stairs to upper floors.

**ENTRANCE HALL** A welcoming space with carpets and access to all rooms

**OPEN PLAN LIVING/DINING/KITCHEN** A wonderfully light and modern space. The kitchen has been upgraded to the highest specification with high gloss handle free wall and base units, quartz fossil worktops incorporating a breakfast bar. Integrated Neff appliances consist of double fan oven, ceramic hob, extractor and dishwasher and fridge freezer. Biotico under mount granite sink with a mixer tap  
Leading then into the lovely light living space with oak flooring, picture window and door to the covered balcony with plenty of seating space.

**BEDROOM** 14' 5" x 11' 5" (4.39m x 3.48m) Once again upgraded to a high specification and with bespoke built in cupboards, floor to ceiling wardrobes and a full width window with shutters.

**SHOWER ROOM** A wonderfully contemporary shower room with a three piece suite in white consisting of large walk in shower and glass screen, hand basin within a modern vanity unit and low level W.C. Neutral modern tiling to the walls and floor with large bathroom mirror and chrome heated towel rail.

**PARKING** Allocated parking, secure bike store and bin store within.

**TENURE** Maintenance charge of £665 P/A and a Ground rent £216 P/A. 997 years remaining on the lease.  
A Buildzone guarantee still in place with approximately 8 years remaining.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**COUNCIL TAX** This property is in Council Tax Band C. For further details please visit the Craven District Council website.

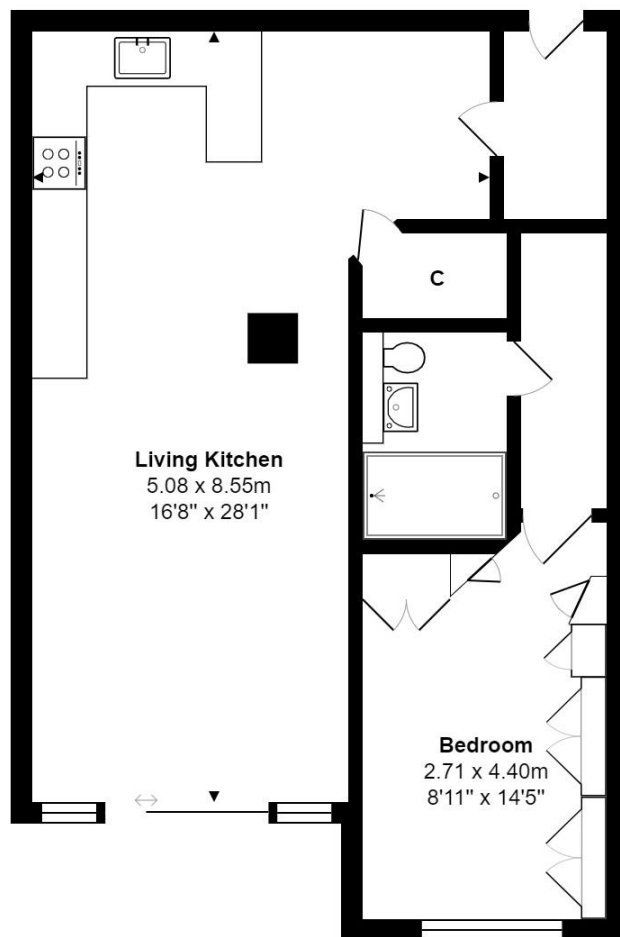
**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** Travelling from the direction of Skipton follow the A629 Keighley Road until you reach the right hand turn sign posted for Cononley. Follow Cononley Lane until you reach the Horace Mills Development on the right hand side. Apartment 3 is on the first floor.





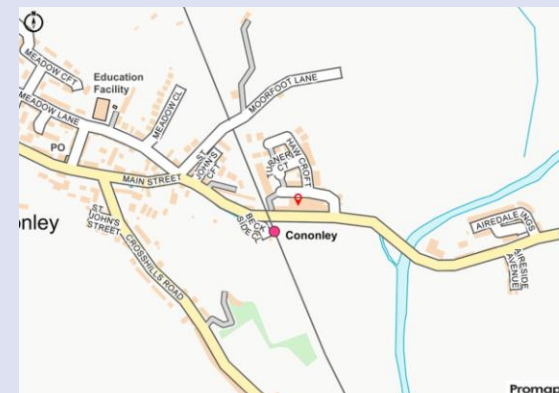


**Ground Floor**

Total Area: 58.1 m<sup>2</sup> ... 625 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	66   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**Dale  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.