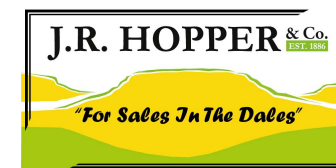




Carlton, Leyburn, DL8 4

Offers Over £140,000



Key Features

- Spacious, Leasehold Ground Floor Apartment
- Superb Coverdale Views
- Large Living Dining Area
- Well Appointed Kitchen
- Large Double Bedroom
- House Bathroom
- Private South Facing Garden
- Access To Communal Garden & Parking
- Chain Free



Offers Over £140,000





Flat 4, Waterforth is a spacious and beautifully presented ground-floor apartment, situated in the sought-after Dales village of Carlton in Coverdale.

Carlton is a charming and active community, known for its welcoming atmosphere and strong village spirit. The village benefits from an active village hall and even boasts its own community-owned pub, The Forester’s Arms. Located approximately six miles from the bustling market town of Leyburn, residents have convenient access to a wide range of amenities including shops, restaurants, pubs, primary and secondary schools, places of worship, and medical services.

The property itself offers generous accommodation with a large, front-facing living and dining room featuring two windows that frame stunning views over open countryside. The well-appointed kitchen is accessed from this space, complemented by a spacious double bedroom and a well-fitted house bathroom. Ample built-in storage is provided throughout.

Flat 4 also benefits from its own private south-facing garden, perfect for enjoying the sunshine and peaceful surroundings, as well as access to a communal garden and an off-road parking space within the shared parking area.

Flat 4, Waterforth presents an excellent opportunity as a first home, a peaceful holiday retreat, or a convenient lock-up-and-leave investment.





Total floor area 53.7 sq.m. (578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Leasehold
Council Tax Band:
Council Authority: North Yorkshire

J.R. Hopper & Co.
 Central Chambers
 Leyburn
 DL8 3LB
 01969 622036 | enquiries@jrhopper.com

