

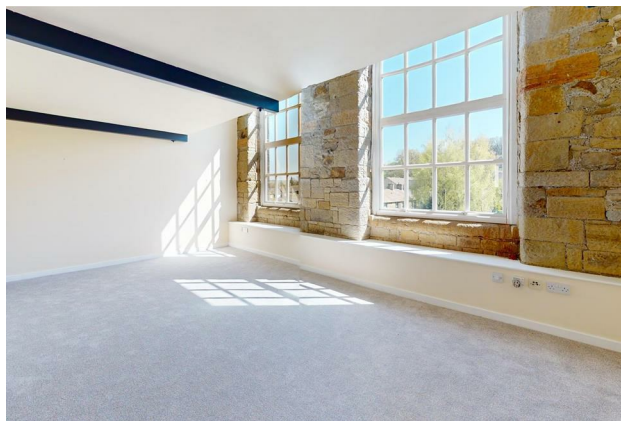
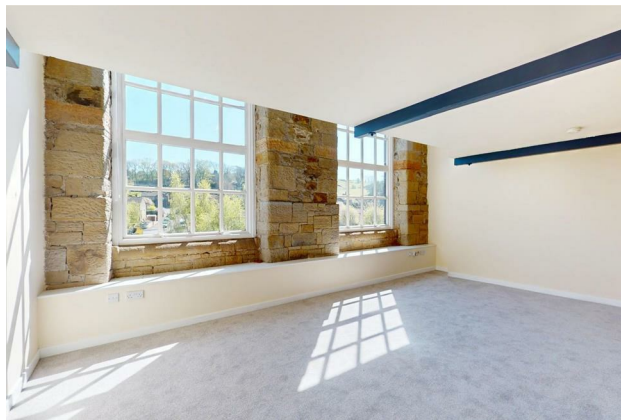
# HUNTERS®

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## Duplex Apartment, Carleton Mill, Carleton

Auction Guide £170,000

### Property Images

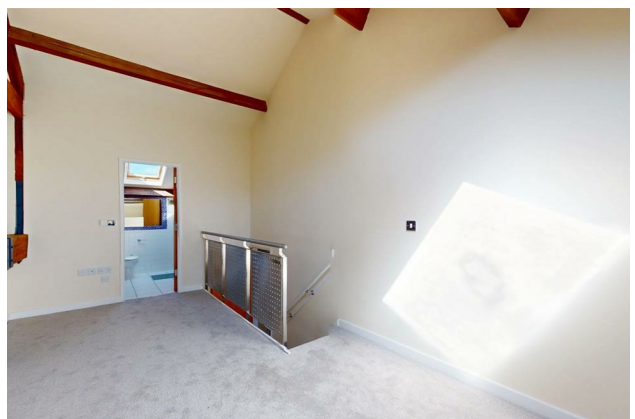




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## Property Images



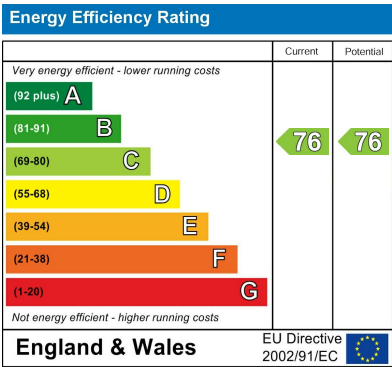
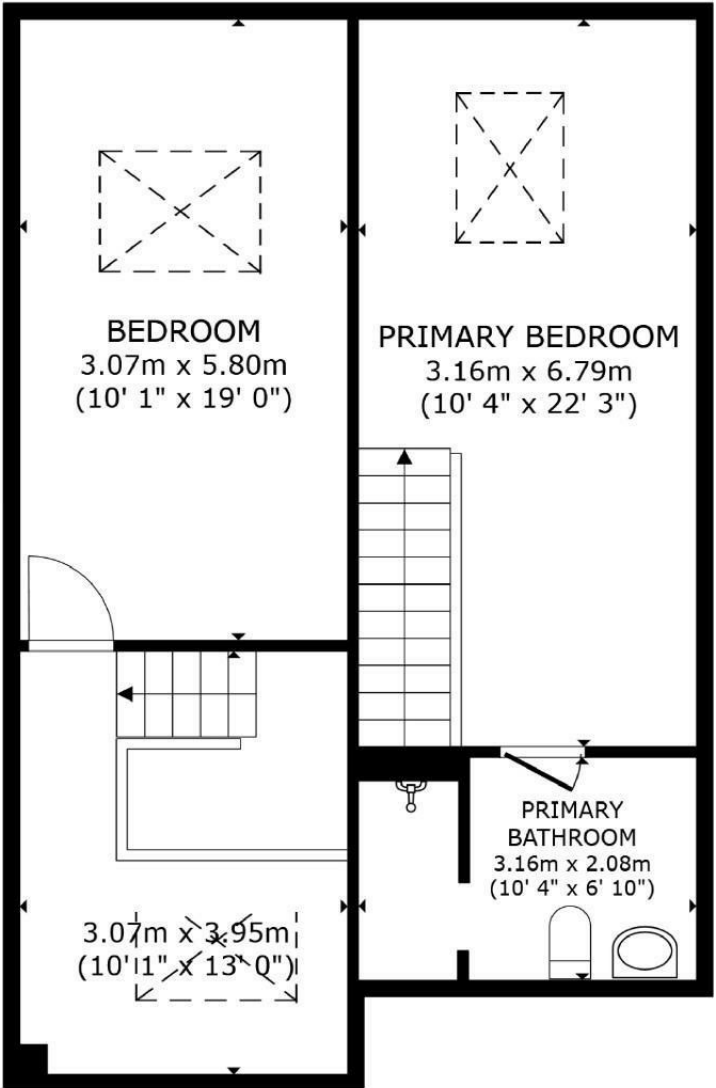
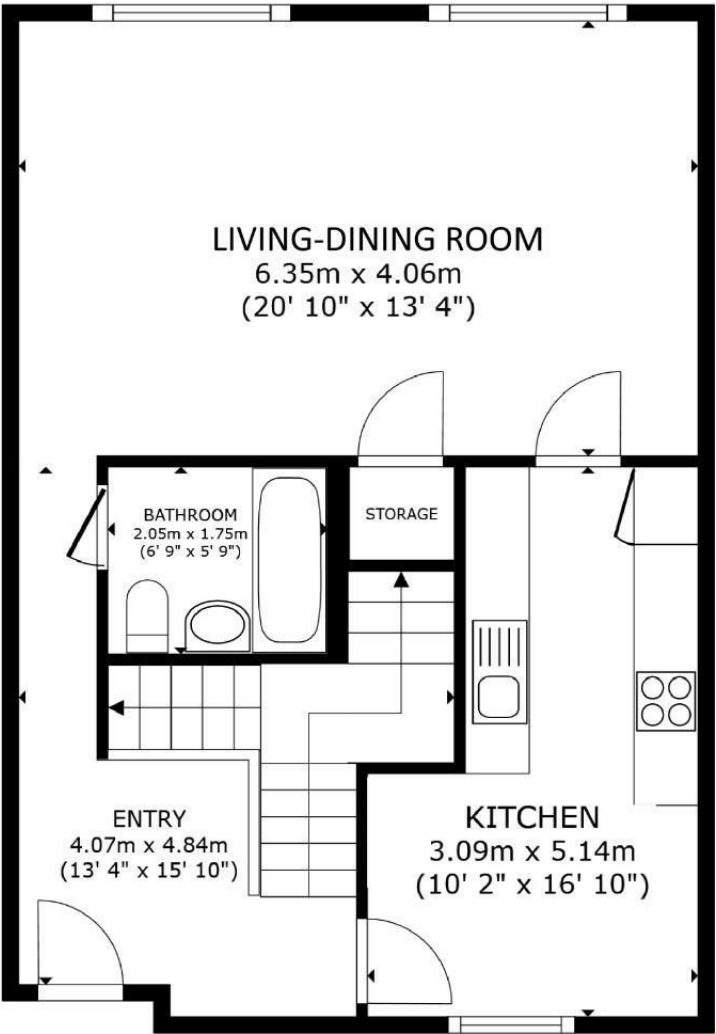


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## Property Images





FOR SALE BY MODERN METHOD OF AUCTION...VERY SENSIBLE GUIDE PRICE FOR SUCH A  
SPACIOUS HIGH END APARTMENT IN THIS VILLAGE.

Nestled in the charming village of Carleton, this exquisite two-bedroom apartment offers a delightful blend of modern living and historic character.

Converted from the beautifully restored Carleton Mill, this property spans an impressive 1,184 square feet and boasts a thoughtful layout that maximises space and light.

For Sale by Modern Auction – T & C's apply

Upon entering, you are welcomed by a stylish entrance lobby featuring a contemporary brushed - steel and timber staircase rising to the first floor bedrooms, a video main door entry phone, and a house bathroom with feature tiling, shower over bath, and built-in mirror.

The generous sized living-dining room features exposed stonework surrounding 2 tall Georgian windows that flood the room with natural light, and offer a pleasant outlook. There is a useful walk-in-store cupboard.

Leading through to a modern kitchen, equipped with integrated dishwasher, fridge, freezer, electric oven and a five-ring gas hob, and a microwave all set against a backdrop of beech-effect cabinetry and contrasting charcoal coloured work surfaces, and with a dining area overlooking the central courtyard.

The apartment come with two well-appointed bedrooms. The principal bedroom, a spacious double, features exposed truss roof timbers, and a generous sized en-suite shower room, while the second bedroom is a comfortable double, again with feature exposed roof timbers. There is a useful home-office / versatile landing area adjacent to bedroom 2.

Residents will appreciate the secure automated gated parking, with two allocated spaces, and convenient lift access to all floors. This area also houses the separate meters for each dwelling.

The vibrant village of Carleton offers a range of local amenities, including a convenience store, pub, and primary school, ensuring that daily needs are easily met. Just two miles from the historic market town of Skipton, this location provides excellent transport links to major cities such as Leeds and Bradford, as well as direct trains to London.

This apartment is not just a home; it is a lifestyle choice, offering a perfect balance of tranquility and accessibility in a picturesque and historic setting.

All mains services connected.

Annual Management fee £

Annual Ground Rent £

BUYERS FEES APPLY. PLEASE READ TO THE END OF ALL THE DETAILS

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 01913 005844

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## On-Line-Bullet-Points

- For Sale by Modern Auction – T & C's apply
- Enjoying a pleasant outlook. A spacious & light duplex apartment
- Large living-dining room
- Dining-kitchen with integrated appliances
- 2 good-sized double bedrooms
- House bathroom & en suite
- Lift and stairs to all floors
- 2 Basement parking spaces
- Buyers fees apply
- In our opinion, a very sensible guide price