



4 WEST ROAD, CARLETON, SKIPTON, BD23 3ED

£245,000



Nestled on the charming West Road in Carleton, this delightful cottage offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room serves as a warm and welcoming space, perfect for relaxation or entertaining guests.

The cottage features a thoughtfully designed bathroom, ensuring convenience and privacy for its occupants. The overall layout of the home maximises space and light, creating a cosy atmosphere that is both functional and appealing.

Carleton is known for its picturesque surroundings and friendly community, making it an excellent choice for those looking to enjoy a tranquil lifestyle while still being within reach of local amenities. This property presents a wonderful opportunity to embrace the charm of cottage living in a desirable location. Whether you are looking to buy or rent, this cottage is sure to capture your heart.

Carleton village offers a good range of local amenities including a Church, small convenience store, local pub, 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.

Benefitting from GAS FIRED CENTRAL HEATING and TIMBER FRAMED DOUBLE GLAZING. The accommodation is described in brief below, using approximate room sizes:-

Ground Floor

Entrance Hall
Matted footwell.

Sitting Room
15'3 x 10'7
Cast iron multi fuel burner set in a stone fireplace with built-in cupboards to both sides of the chimney breast. Understairs storage. Wall lighting.

Kitchen
13'8 x 8'5
Range of oak built wall and base units with granite worktop, stainless steel sink and tiled splashback. Cream electric Aga. Dishwasher. Space for American fridge freezer. Tiled flooring and spot lighting.

Utility Room
8'6 x 5'3
Range of base units with stainless steel sink unit and laminate worktop. Plumbing for washing machine. Tiled flooring.
Worcester combination boiler. Two Velux windows.

First Floor

Landing

Bedroom One
12'1 x 10'10
Double room with window seat and built in wardrobes. Access to loft space.

Bedroom Two
11'8 x 7'3
Double room.

Bathroom
Three piece suite comprising; low suite wc, hand basin and bath with shower attachment over. Tiled walls to shower area. Tongue and groove panelling. Useful cupboard.

Outside
To the front of the property there is a lawn with mature planted borders and a pathway leading to the front door.
To the rear there is a paved patio and a garden room/shed which has been fitted with insulation and electric and currently is used as a office.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: C

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

Anti Money Laundering Regulations

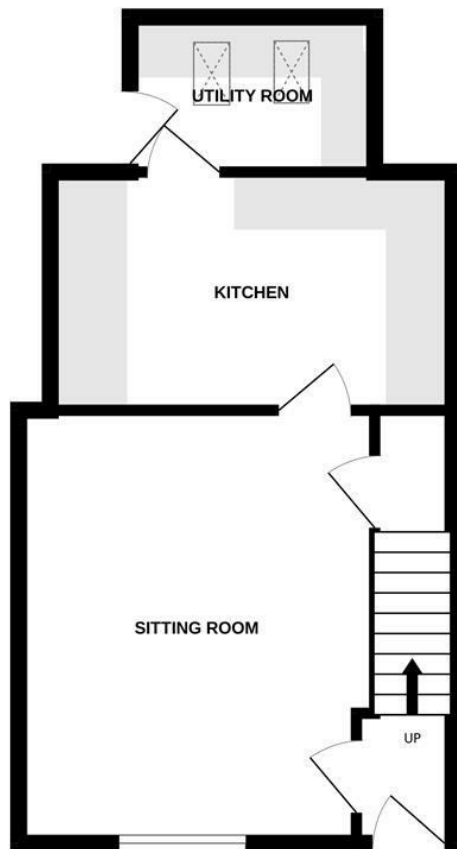
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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.

Viewings

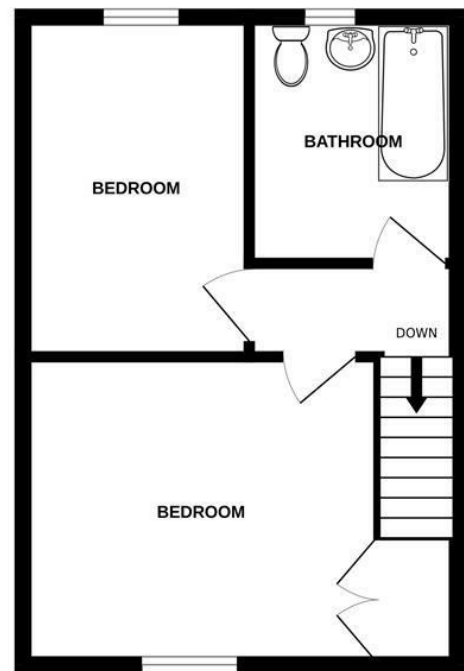
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

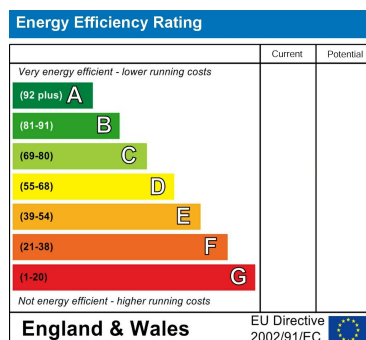


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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