



Apartment (EPC Rating: B)

**23 PRIMROSE MILL, EMBSAY, SKIPTON, BD23
6NQ**

£208,000



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1



B

A very well presented modern apartment located within the popular village of Embsay, just 2 miles north of Skipton. With spacious open plan living room with modern kitchen, two double bedrooms (one ensuite) plus house bathroom.

LOCATION

Surrounded by open countryside, the desirable and pretty village of Embsay includes a primary school, a church and chapel, a sub post office/general store, two public houses, a village hall and a regular bus service. 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 and one of the best kept roofed castles in the north of England, provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. The town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey. The local railway station is Skipton with regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

DESCRIPTION

The first floor apartment comprises an open plan living room and kitchen with private balcony, two bedrooms (one with ensuite), bathroom and handy storage cupboard. The apartment is accessed via well maintained common areas with door intercom and lift access to the first floor. The property also benefits from a secure undercover allocated car parking space.

In more detail the apartment comprises:

ENTRANCE HALLWAY

Accessed via the communal areas with doors leading to the open plan living room, both bedrooms and the bathroom. Handy storage cupboard.

OPEN PLAN LIVING ROOM

4.57m x 3.61m (14'11" x 11'10")

With double opening glazed doors leading out to the private balcony. Karndean floor covering. Opening leads to:

KITCHEN

3.61m x 2.08m (11'10" x 6'9")

Comprising a range of wall and floor units with a gloss finish and contrasting laminate work surface with splash back and 1.5 bowl stainless steel sink with mixer tap. Integrated under counter Neff oven, black glass 4 ring AEG electric hob and

stainless steel chimney style extractor fan. Integrated washer/ dryer, integrated dishwasher and full height fridge freezer. Recessed ceiling lighting.

BEDROOM ONE

4.65m (max) x 3.44m (max) (15'3" (max) x 11'3" (max))

Well proportioned double bedroom with door leading to the ensuite.

ENSUITE

Comprising a dual flush WC, wall mounted wash hand basin with mixer tap and walk in shower cubicle with thermostatic controls and drench head. Part wall tiling and floor tiling, chrome ladder style towel rail and recessed down lighting.

BEDROOM TWO

3.33m x 2.80m (10'11" x 9'2")

Double bedroom.

MAIN BATHROOM

Comprising a dual flush WC, wall mounted wash hand basin with mixer tap and panel bath with mixer tap and shower attachment. Partial wall and floor tiling. Chrome ladder style towel rail and recessed ceiling down lighting.

TENURE

The property is leasehold and held by way of a 999 year lease from 1 January 2007.

SERVICE CHARGE & GROUND RENT

The combined service charge and ground rent payments for 2025 are £1,283.61 per annum, which includes communal area maintenance and cleaning, common area landscaping and buildings insurance.

COUNCIL TAX

Council Tax band C

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

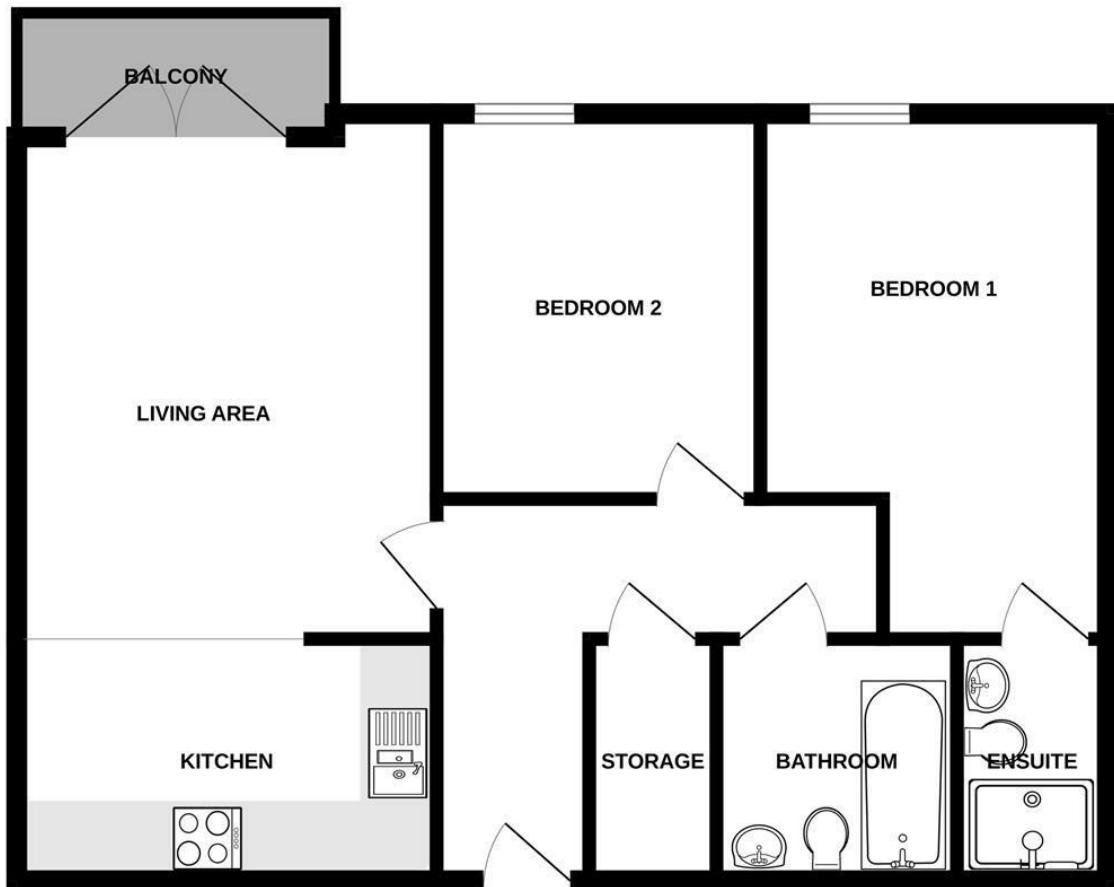
AGENTS NOTE & DISCLAIMER

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.



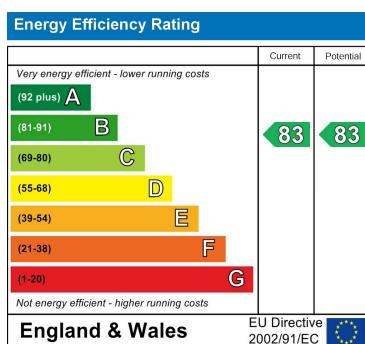


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such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