



Apartment (EPC Rating: C)

**APT 7 PRIMROSE MILL TANNERY LANE,  
EMBSAY, SKIPTON, BD23 6NQ**

**£260,000**



This apartment is one of the largest in the development enjoying delightful elevated south facing views towards the nearby fields and countryside. Well presented duplex apartment providing spacious and easy to maintain two bedroom en-suite accommodation with contemporary fixtures and fittings throughout together with secure gated undercroft parking.

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.

#### Communal Entrance

With individual apartment mail boxes. Well maintained communal hallways and staircases. Lift access to all levels.

#### Second Floor

##### Private Entrance Hall

With understairs storage cupboard housing the electric boiler and hot water cylinder. Security intercom entry system. Central heating radiator.

##### WC

Two piece suite comprising; low suite wc and pedestal hand basin. Tiled floor. Part tiled walls. Radiator, extractor fan and spotlighting.

##### Open Plan Living/Dining/Kitchen

##### Kitchen Area

10'4 x 9'10

Range of wall and base units with granite worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; fridge freezer, washing machine, dishwasher, electric oven and hob. Tiled flooring.

##### Living Area

23'3 15'7

With two sets of patio doors and Juliet balconies with long distance south facing views. Two radiators.

#### First Floor

##### Landing

Spotlighting and radiator.

##### Bedroom One

22'3 x 14'7 max

Large double room with two Velux windows, useful store cupboard and radiator. Spotlighting.

##### Ensuite

Three piece suite comprising; low suite wc, hand basin and walk-in shower with thermostatic shower over. Part tiled walls and fully tiled floor. Chrome heated towel rail, spotlighting and extractor fan.

##### Bedroom Two

22'2 x 9'4 max

Large double rooms with two Velux windows and radiator.

##### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Part tiled walls and fully tiled floor. Chrome heated towel rail, spotlighting and extractor fan.

##### Parking

For one car in the undercroft with lift access. As well as each apartments allocated parking are several spaces for visitors.

##### Communal Bin Storage

Two lockable communal storage areas.

##### Council Tax & Tenure

##### Council Tax Band: C

The property is held by way of a 999 year lease from 2007 with service charge currently £554.91 per quarter which includes building insurance, maintenance of the common areas within the apartment block and also the wider estate, and window cleaning.

##### 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

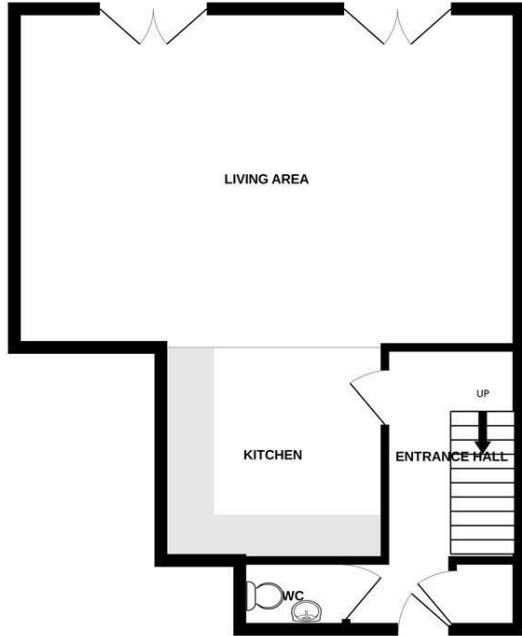
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

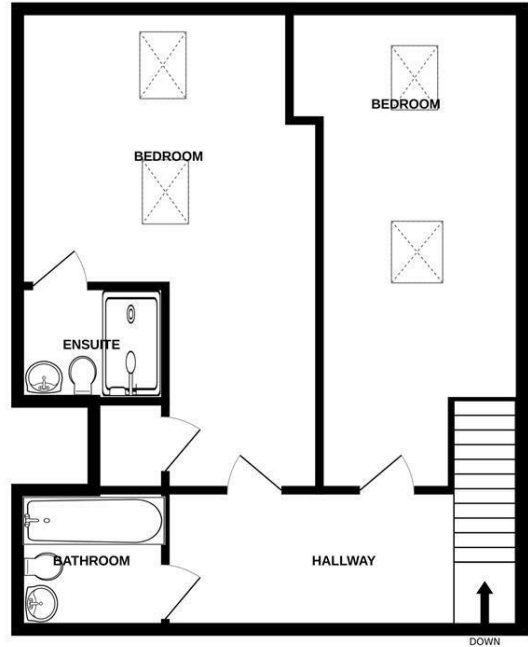
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

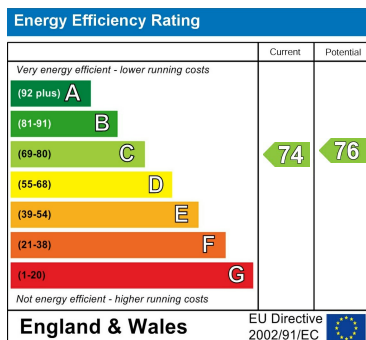


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

