



Apartment (EPC Rating: C)

**APARTMENT 31, CARLETON MILL, CARLETON,
BD23 3EG**

£209,500



Located in the desirable village of Carleton less than 2 miles from Skipton town centre, this two bedroom apartment is located within a stylish mill conversion and benefits from two car parking spaces within the secure indoor car park.

LOCATION

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

CARLETON MILL

Carleton Mill has been beautifully restored to create some fifty apartments of varying sizes and planned around a most imaginative water garden, which is open to the elements. There is secure gated parking where apartment 31 has an allocated space plus lift access to all floors.

ENTRANCE HALL

Accessed via the shared area, with doors leading to the living area, kitchen, stairs to the bedrooms and bathroom.

LIVING ROOM

6.25m x 3.81m (20'6" x 12'5")

Well proportioned living space with two large windows and feature beams.

BREAKFAST KITCHEN

6.1m x 2.13m (20'0" x 6'11")

Comprising a range of beech effect wall and base units with grey work surfaces and splash back tiling over. Stainless steel sink with mixer tap, under counter oven, hob and stainless steel and glass chimney style extractor fan. Integrated fridge/freezer. Grey timber effect floor covering.

BATHROOM

Comprising a panel bath with mixer tap, thermostatic shower

and glazed shower screen, dual flush WC and vanity unit wash basin. Part tiled walls and integrated ceiling lighting.

FIRST FLOOR

LANDING

Large landing area with space for an office.

BEDROOM ONE

5.49m x 3.05m (18'0" x 10'0")

Well proportioned double bedroom with velux style roof window and exposed truss and beams. Door leads to the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising a low suite WC, wash hand basin and walk-in shower. Fully tiled walls and floor. Exposed beam and velux style roof window.

BEDROOM TWO

4.5m x 3.05m (14'9" x 10'0")

Another well proportioned double bedroom with velux style roof window and exposed truss and beams.

CAR PARKING

The property has the benefit of two allocated car parking spaces within the gated car park.

VIEWINGS

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

TENURE

The property is held by way of a 999 year lease from May 2003

SERVICE CHARGE & GROUND RENT

The annual service charge payable for the year ending 31 December 2023 including buildings insurance contribution is £2,101.61. The ground rent payable for the year 2023 is £138 with a rent review due on 1st May 2023 (outstanding).

COUNCIL TAX

Council tax band D



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 NOTES & DISCLAIMER

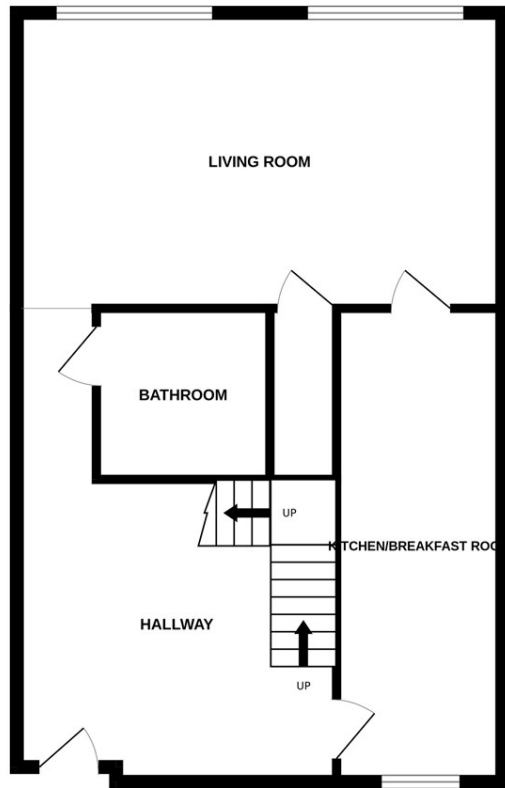
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

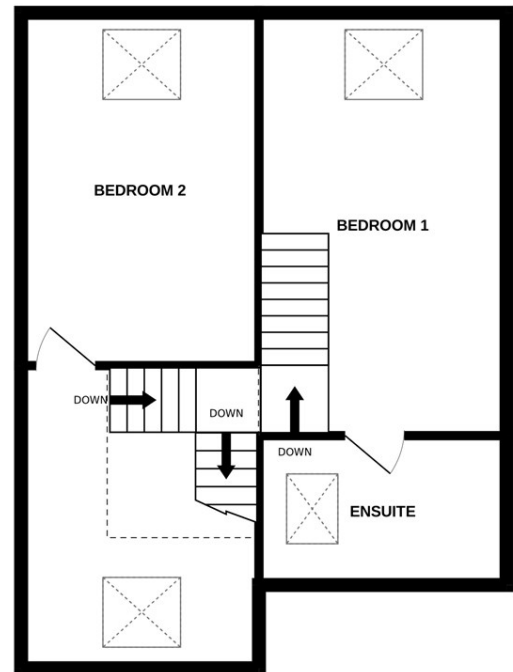
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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



GROUND FLOOR



1ST FLOOR

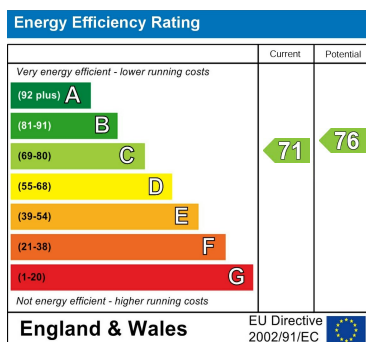


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

Energy Performance Graph



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