DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £220,000

- Two bedrooms
- Duplex apartment
- Spacious living accommodation
- Allocated parking spaces in the garage
- Well-presented throughout
- Stunning views
- Village location of Carleton
- No onward chain

Apartment 28, Carleton Mill, West Road, Carleton, Skipton, BD23 3EG

A two bedroom, two bathroom duplex apartment located in this well respected Grade II Listed converted mill. The property combines spacious living accommodation with attractive original features including picture windows and exposed stone walls and has the additional benefit of two allocated parking spaces. NO ONWARD CHAIN

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Apartment 28, Carleton Mill, West Road, Carleton, BD23 3EG

Harrogate 26 miles, Skipton 2 miles, Leeds 27 miles (all distances approximate)

General remarks

Superbly presented two bedroom duplex apartment, forming a part of the highly regarded mill conversion. This property is tastefully decorated throughout and offers good sized living space across two levels and also benefits from underfloor heating throughout.

On entering the property through into the entrance hallway with metal staircase to the principal rooms with a mezzanine level above and exposed beams. The main living space is a large open plan area with distinct living, dining and kitchen areas. The living space with exposed stone walls, feature windows with views over the valley, stand alone electric fire and useful understairs storage. The kitchen is fitted with a good selection of wall, drawer and base units with contrasting worktops over. There is an integrated fridge, freezer, dishwasher along with a five ring gas hob, electric oven and extractor fan above. The kitchen also has a stainless steel sink and drainer with window looking out on to the atrium, Karndean flooring and a space for a separate microwave and washing machine.

Also located to the ground floor is a bathroom fitted with a three piece suite in white comprising bath with shower over, w.c. and wash basin with vanity cupboard below. There is tiled flooring, extractor fan, a heated towel rail and mirror.

Ascending the staircase, a half landing provides access to bedroom one, a generously proportioned room featuring exposed beams, a Velux window and access to a private en-suite shower room. The en-suite is finished with tiled flooring and comprises an enclosed shower cubicle, w.c., wash hand basin, heated towel rail, extractor fan, mirror and a Velux window providing natural light. A further bedroom is situated on the top floor and benefits from exposed beams and a Velux window, creating a bright and characterful space. The attractive galleried landing offers versatile additional accommodation, currently arranged as a home office and also features a Velux window together with useful eaves storage.

Directions

Proceed from Skipton on the Keighley Road. At the traffic lights, turn right signposted to Carleton and on entering the village, Carleton Mill is in the centre on the right hand side soon after The Swan public house and opposite the village shop.
what3words - appoints.clean.claims

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Leasehold, 999 year lease from 2003, £207.17 PA (reviewed next in 2033) ground rent and a service charge of £3,200PA (reviewed annually)
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Two allocated parking spaces are in the covered garage and visitor parking outside
- The Block is Grade II listed and sits in a conservation area

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

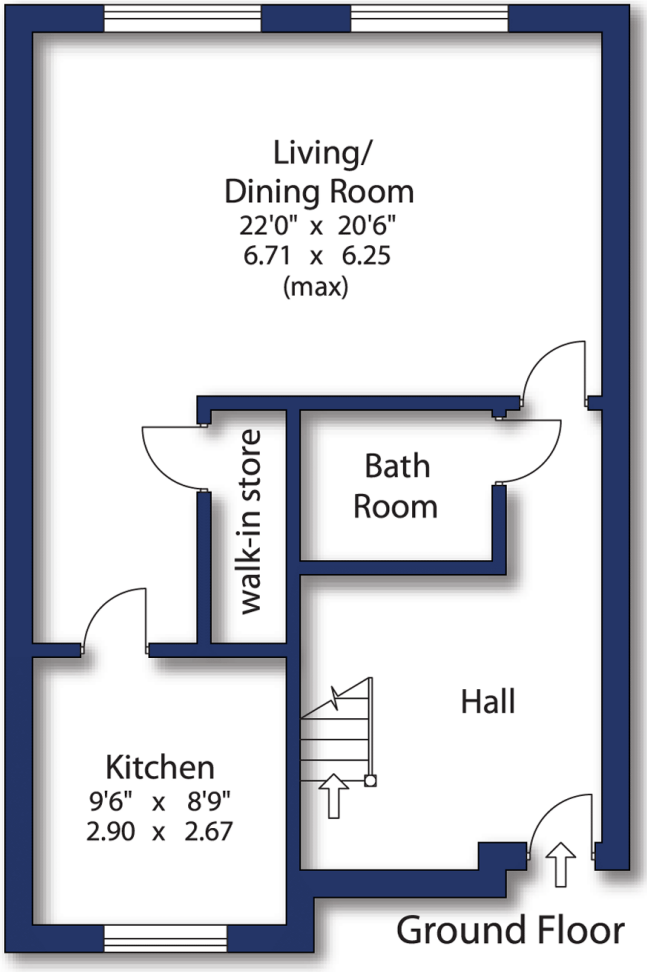
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

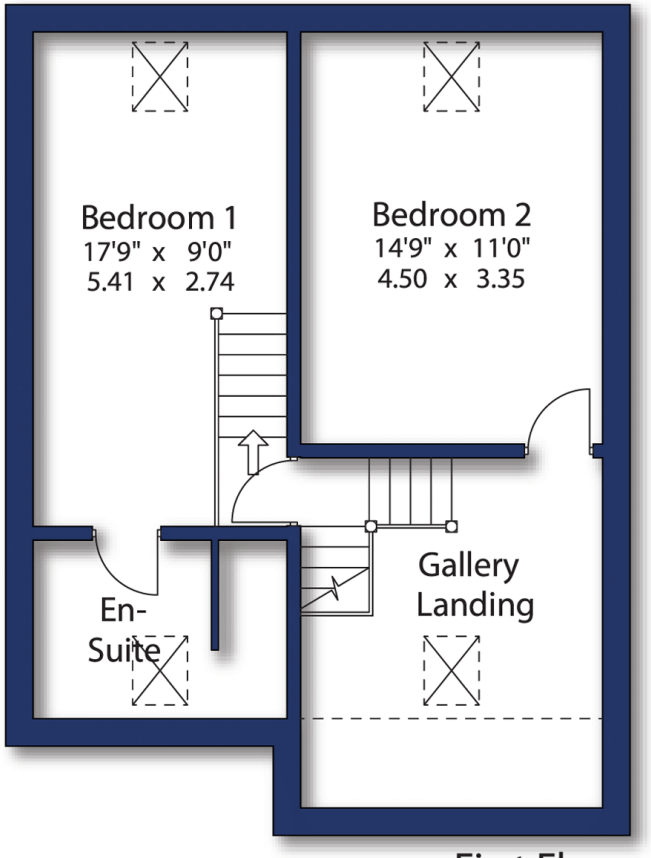
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Floorplans





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