



Apartment 27 Carleton Mill, Carleton

£219,950

Dale
Eddison



Apartment 27 Carleton Mill West Road Carleton BD23 3EG

AN EXCEPTIONAL THREE BEDROOM DUPLEX APARTMENT IN THE DESIRABLE VILLAGE LOCATION OF CARLETON. BEAUTIFULLY PRESENTED THROUGHOUT WITH SPACIOUS LIVING ACCOMMODATION AND TWO SECURE ALLOCATED PARKING SPACES.

Boasting fantastic views with light and spacious sitting room, window seats that allow the view to be taken in. Situated in a peaceful village location this apartment is close to local amenities and is under 3 miles away from Skipton town centre.

Carleton-in-Craven is a former textile village, with the River Aire running by its northerly fringe through open fields and countryside, and Carleton Moors to the South. Set just over a mile from the historic market town of Skipton, Carleton is a popular choice as a place to live, with a well-respected Primary School, local store, pharmacy, Post Office, social club, village hall and The Swan pub, as well as a very active local community who organise a host of clubs and events for all ages including Bowls, Mums of Under 5's, Film Night, Over 60's and The Hub. There is a regular mid-week bus to Skipton (operated by North Yorkshire County Council), and there are Northern Line railway stations at Cononley (1.5 miles) and Skipton, offering services through to Bradford, Leeds and London Kings Cross.

Carleton Mill is a Grade II listed building and was converted in the early 2000's from an impressive former textile mill into fabulous contemporary apartments, retaining many character features including the landmark tower and with a fabulous central atrium created within the building. Benefitting from gas-fired underfloor heating and double glazed windows throughout, the accommodation is described in brief below (with approximate room sizes):-



ENTRANCE HALL Light and airy entrance hall with space for coats and shoe storage.

LIVING/DINING ROOM 21' 09" x 13' (6.63m x 3.96m) Generously sized room with double height ceiling, large stone mullioned windows with seats enjoying the picturesque views, understairs storage cupboard.

KITCHEN 9' 08" x 7' 0" (2.95m x 2.13m) Range of fitted wall and base units with splashback tiling, inset stainless steel sink and drainer, integral appliances to include fridge freezer, dishwasher, washing machine, microwave, electric fan oven. Gas hob with extractor hood over.

BATHROOM Contemporary white bathroom suite comprising bath with shower over, low level WC and wash basin. Chrome heated towel ladder, tiled flooring, part tiled walls.

BEDROOM THREE 10' x 8' 09" (3.05m x 2.67m) Currently used as a home office with window to rear aspect.

BALCONY Lovely seating area overlooking the central courtyard with glass panelling.

FIRST FLOOR

LANDING/STUDY AREA Velux window, exposed stonework and beams, access to eaves, feature brushed chrome balustrade, central heating programmer and thermostat.

BEDROOM ONE 18' 11 (max)" x 10' 02 (max)" (5.77m x 3.1m) Feature brushed chrome balustrade, Velux window, built in cupboards, central heating thermostat.

EN SUITE Velux window, exposed beams, wall mounted wash basin, WC with hidden cistern, fully tiled walk-in shower, chrome heated towel rail, tiled flooring, part tiled walls, shaver point.

BEDROOM TWO 15' 06" x 10' 09" (4.72m x 3.28m) Velux window, exposed beams, fitted cupboards, central heating thermostat.

OUTSIDE The large, quarry-tiled central atrium, open to the sky and spanned by glass-and-steel pedestrian bridges, is a charming communal space, with its raised beds and water feature.

PARKING Number 27 has two undercover parking spaces, with pedestrian access either by staircase or the public lift, and vehicular access through a key-fob controlled gate.

TENURE AND SERVICE CHARGES The tenure of the property is Leasehold on a 999 year Lease from 2003 at an annual ground rent of £130 per annum service charges are £1,992 per annum, covering maintenance of the fabric, cleaning of the common areas, window cleaning, gardening, buildings insurance and public lift maintenance.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX This property is in Council Tax Band D. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

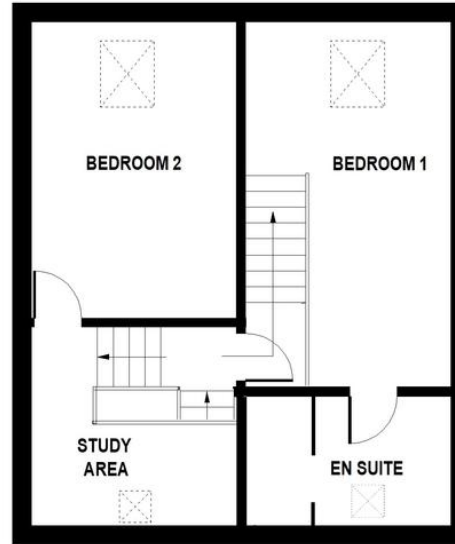
DIRECTIONS On entering Carleton from the direction of Skipton, Carleton Mill will be found on the right-hand side just opposite the Village Store. Apartment 27 is on the second floor.





BALCONY

LOWER FLOOR



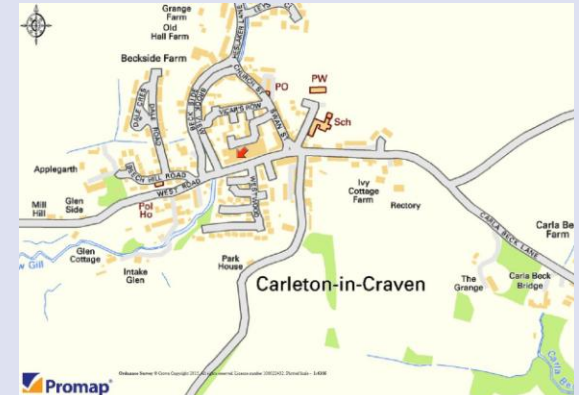
UPPER FLOOR

27 Carleton Mill

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 755300)



**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.