



£225,000

17 Horace Mill, Cononley, BD20 8FG





**Superb 2 bed first floor apartment located within a mill conversion by award winning local developer Candelisa. With modern fixtures and fittings throughout including integrated kitchen appliances, the property benefits from an ensuite shower room to the master bedroom and an allocated car space.**

#### **ENTRANCE HALL**

Accessed from the communal areas, with engineered oak floor covering and doors leading to the bathroom and dining kitchen and corridor leading to both bedrooms

#### **BREAKFAST KITCHEN**

**17' 7" x 13' 1" (5.36m x 4.01m) max**

Comprising a range of contemporary wall and base units with contrasting work surfaces. Integral NEFF black glass 4 ring electric hob with extractor over and matching NEFF eye level microwave and oven, plus integrated fridge freezer and dishwasher. Continuation of the engineered oak floor covering. Opening leads to the living room.

#### **LIVING ROOM**

**18' 2" x 12' 2" (5.56m x 3.71m)**

A very well proportioned living room with double sliding doors leading out to the balcony. Continuation of the engineered oak floor covering.



#### **BALCONY**

With a decked floor covering and glazed front. Separate door leads into the master bedroom.

#### **MASTER BEDROOM**

**12' 4" x 9' 3" (3.77m x 2.83m)**

Good sized double bedroom with door leading to the ensuite shower room.

#### **EN SUITE SHOWER ROOM**

Contemporary ensuite shower room comprising a walk in shower with glazed screen, drench head with thermostatic controls and hand held attachment, wall mounted wash hand basin with vanity unit beneath and WC. Chrome ladder style towel rail.



#### **BEDROOM TWO**

**15' 7" x 9' 5" (4.77m x 2.89m) max**

Another double bedroom with recessed lighting.

#### **BATHROOM**

Modern bathroom with tiled walls, bath with shower over and glazed shower screen, wall mounted contemporary wash hand basin with vanity unit below and WC. Chrome ladder style towel rail.

#### **CAR PARKING**

The property benefits from an allocated car parking space within the secure ground floor parking area

#### **ADDITIONAL INFORMATION**

The property is held by way of a 999 year lease with approximately 997 years remaining. The annual ground rent charge is £253 and the service charge is currently £850 per annum.



#### **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

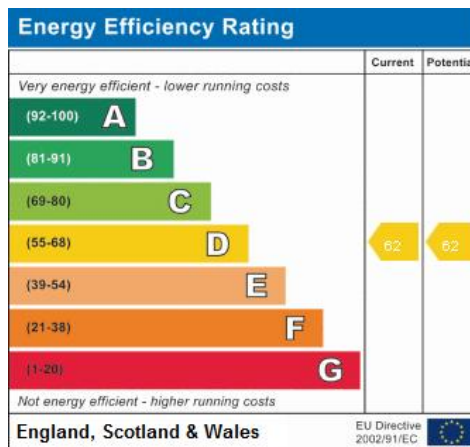


#### **AGENT'S NOTE & DISCLAIMER**

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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