



**Carleton Mill, West Road, Carleton**  
**£217,500**



# Apartment 37 West Road, Carleton Mill Carleton BD23 3EG

A SPACIOUS AND WELL APPOINTED TWO BEDROOM APARTMENT IN THIS HIGHLY REVERED MILL COMPLEX, PLANNED OVER TWO FLOORS AND BALCONY TO ENJOY THE MOST STUNNING VIEWS ACROSS THE DALES AND ONE ALLOCATED PARKING SPACE. \*\*\*NO FORWARD CHAIN\*\*\*

Apartment 37 is a well presented two bedroom apartment with high vaulted ceilings, large picture windows to enjoy the incredible fell views and large open plan living. The kitchen is well appointed, two double bedrooms one with en suite shower room and a generous bathroom.

Communal gardens are there to be enjoyed and one parking space in the gated car park. This is one not to be missed with no forward chain.

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.

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 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. Benefiting from gas-fired underfloor heating and double glazed windows throughout, the accommodation is described in brief below with approximate room sizes:-

#### GROUND FLOOR

**COMMUNAL ENTRANCE HALL** A secure video entry system with staircase and lift providing access to the second floor.

#### SECOND FLOOR

**ENTRANCE HALL** A wonderfully spacious entrance hall with high ceilings and plenty of built in storage for all your coats and boots. Exposed stonewalls and a staircase to first floor with funky chrome balustrade.

**SITTING ROOM** A wonderfully light and spacious sitting room with dual aspect windows and double doors leading to the West facing balcony. Open to the kitchen with plenty of space for dining also. A really useful under stairs storage cupboard with plumbing for a washing machine and perfect place for the Hoover and ironing board.

**KITCHEN** A lovely light open plan and modern kitchen with wall and base units in a cream gloss finish. Integrated appliances consisting of Zanussi electric oven, gas hob and extractor hood, Neff microwave, Electrolux dishwasher and fridge freezer. A complimentary laminate work surface and modern wall tiling with a wood effect laminate flooring. A large West facing window to enjoy the stunning views of the village and beyond.

**BATHROOM** A spacious bathroom three piece suite in white comprising panelled bath with shower over, hand basin and low level WC, chrome heated towel rail and contemporary tiled floor and walls.

#### HALF LANDING

**BEDROOM ONE** A spacious double bedroom with built in storage in abundance and a large velux window.

**EN SUITE** A generous en suite shower room with vanity unit housing low level WC and hand basin. Large bathroom mirror with contemporary wall tiling. Large fully tiled shower area, velux window and chrome heated towel rail.

**FIRST FLOOR LANDING** A brilliant versatile space that makes a perfect home office or reading area with exposed beams and a velux window.

**BEDROOM TWO** A double bedroom of generous proportions currently

laid out as a twin bedded room with plenty of built in wardrobes and storage, Velux window and exposed beams.

**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** Apartment 37 has one undercover parking space, with pedestrian access either by staircase or the public lift, and vehicular access through a key-fob controlled gate.

**TENURE** We have been advised that the tenure of the property is leasehold. The lease commenced in October 2003 and has 981 years remaining. The current ground rent is £250 per annum, the current service charge is £142 per month.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

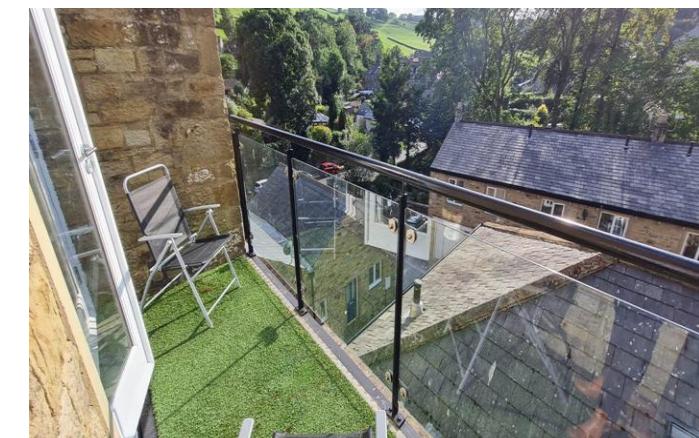
The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

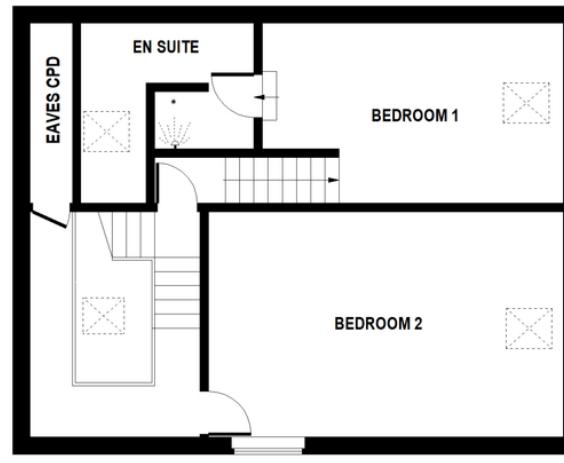
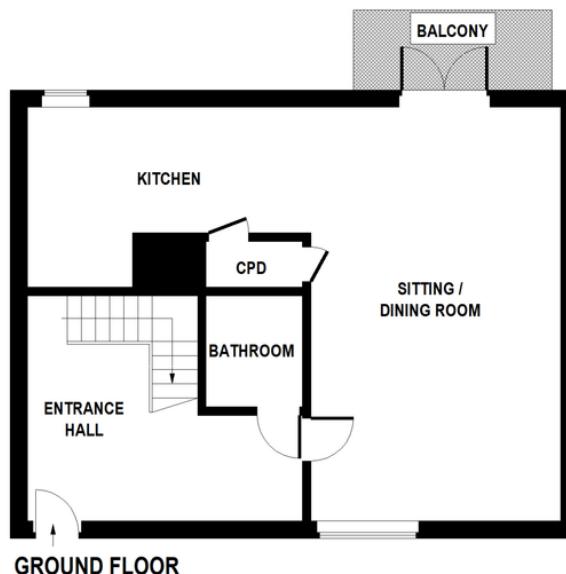
**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £374.50.

**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.

**FINANCIAL SERVICES** Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.

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



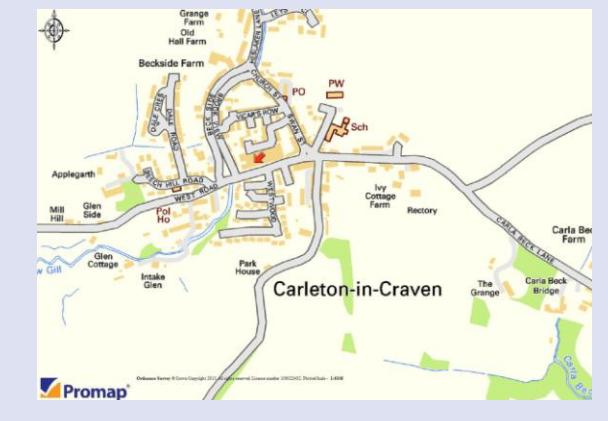
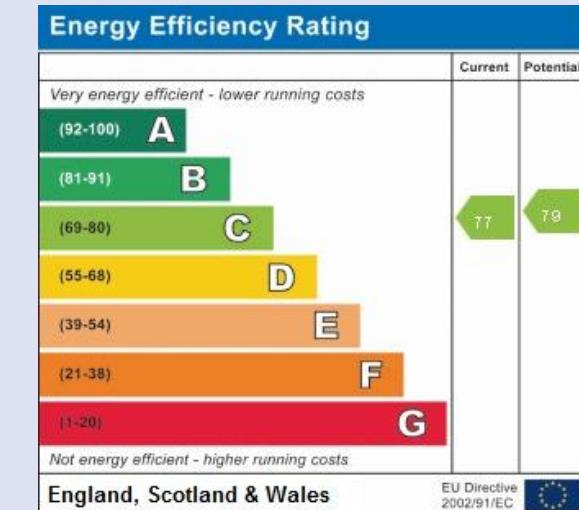


### 37 CARLETON MILL

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 837360)



**Dale  
Eddison**

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.

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