



**Apartment 49, Carleton Mill, Carleton**  
**£209,500**





# Apartment 49, Carleton Mill

West Road  
Carleton  
BD23 3EG

SPACIOUS THREE BEDROOMED TOP FLOOR DUPLEX APARTMENT WITH SUPERB LONG DISTANCE VIEWS. WELL PRESENTED THROUGHOUT, THE APARTMENT HAS ALLOCATED SPACES IN THE UNDERCROFT GARAGE.

Carleton Mill is a Grade II listed building, imaginatively converted at the turn of this century into fabulous residential accommodation. The apartments are arranged around an attractive open atrium, with walkways, bridges, raised beds and water feature. Apartment 49 occupies one of the upper corners of the building, with long-distance views through its five panoramic windows. The management company for the development consists of apartment owners and it employs professional managing agents.



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, post office, pharmacy, social club and The Swan pub, as well as an active local community who organise a host of events at the Village Hall. There is a public bus to Skipton, and railway stations at Cononley (1.5 miles) and Skipton, with services through to Bradford, Leeds and London Kings Cross.

With gas-fired underfloor heating and double glazed windows throughout, the accommodation is described in brief below (with approximate room sizes):-

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

**PRIVATE ENTRANCE HALL** Berry Pureloc flooring, spotlighting and video entry system.

**LIVING AREA** 17' 09" x 12' 00" (5.41m x 3.66m) Berry Pureloc flooring, exposed stone feature walls and large windows allowing full appreciation of the views. Walk-in storage cupboard with plumbing for washing machine.

**DINING AREA** 10' 02" x 7' 03" (3.1m x 2.21m) Berry Pureloc flooring and with large windows allowing full appreciation of the views.

**KITCHEN** 10' 07" x 7' 04" (3.23m x 2.24m) Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprise; Zanussi 5-ring gas hob, NEFF electric oven, Elica canopied extractor fan, Electrolux fridge freezer, Electrolux dishwasher and NEFF microwave.

**BATHROOM** Three piece suite comprising: hand basin, low suite wc and panelled bath with shower attachment over. Chrome heated towel rail, tiled floor, part tiled walls, spotlighting and extractor fan.

**BEDROOM THREE** 13' 07" x 9' 06" (4.14m x 2.9m) max. Fantastic long distance views.

**INTERNAL FIRST FLOOR LANDING** Split staircase with useful study area. Velux window and storage to the eaves.

**BEDROOM ONE** 13' 08" x 9' 08" (4.17m x 2.95m) Berry Pureloc flooring, Velux window and built-in cupboards.

**EN SUITE** Three piece suite comprising: large walk-in shower, hand basin and low suite wc. Chrome heated towel rail, tiled flooring, part tiled walls, Velux window and extractor fan.

**BEDROOM TWO** 15' 08" x 9' 05" (4.78m x 2.87m) Berry Pureloc flooring, Velux window and built-in wardrobes.

**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 49 has two parking spaces on the Lower Ground Floor, 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 a ground rent of £138 pa. The services charges are £2,035 pa (1/1/17 to 31/12/17) which cover maintenance of the fabric, cleaning of the common areas and all windows, buildings insurance and public lift maintenance.

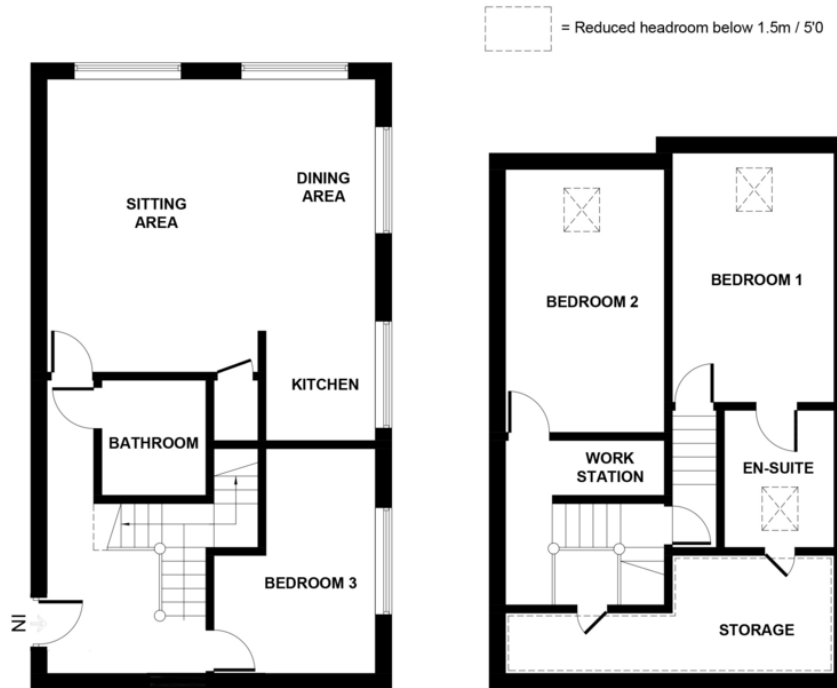
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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.

**COUNCIL TAX** This property is in Council Tax Band E. 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

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





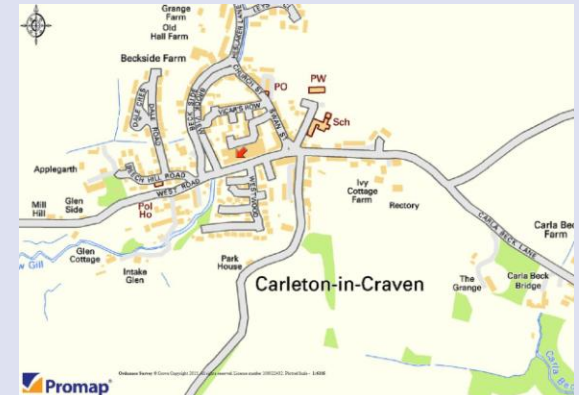
GROUND FLOOR

FIRST FLOOR

### 49 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 347376 )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Dale Eddison**

**SKIPTON OFFICE**

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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.