



Carleton Mill, Carleton

£199,950

Dale
Eddison



Apartment 34 Carleton Mill

Carleton
BD23 3EG

A FABULOUS DUPLEX APARTMENT, SITUATED ON THE SUNNY SOUTH SIDE OF THIS HISTORIC GRADE II LISTED BUILDING, OFFERING LIGHT AND SPACIOUS TWO DOUBLE BEDROOMED ACCOMMODATION WITH TWO BATHROOMS AND TWO PARKING SPACES.



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.

Carleton Mill 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. Apartment 34 is on the 2nd floor and on the sunny side of the street, with large windows looking out to the south across the village to the fields beyond. The owners of Apartment 34 have paid all service charges and ground rent up to 31/12/2017. With 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 Down lighting. Intercom.

BATHROOM Three piece white suite comprising:- bath with overhead shower; hand basin with cupboards beneath; low suite w.c with concealed cistern. Heated towel rail. Extractor fan. Tiled walls with inset mirror. Tiled floor. Recessed display niches. Down lighting.

SITTING ROOM/DINING AREA 20' 06" x 13' 03" (6.25m x 4.04m) Exposed stonework with two large windows looking south, and long window seating. Exposed beams. Laundry cupboard with plumbing for automatic washing machine.

KITCHEN 9' 02" x 7' 02" (2.79m x 2.18m) plus 9' 02" x 5' 11". Excellent range of fitted beech-effect wall and base units with grey speckled worktop incorporating stainless steel single sink. Integrated appliances comprise:- Zanussi electric oven with Zanussi five-ring gas hob; canopied chrome and glass extractor hood; Electrolux dishwasher; Electrolux fridge and separate freezer; Neff microwave. Laminate flooring. Lovely aspect over the courtyard.

UPPER LEVEL

BEDROOM ONE 17' 11" x 9' (5.46m x 2.74m) plus display area. Exposed beams to the ridge. Roof window. Door to:-

EN SUITE SHOWER ROOM Three piece white suite comprising:- micro-tiled walk-in shower area; wall-mounted hand basin; low suite w.c. with concealed cistern. Tiled floor and partly tiled walls with inset mirror. Shaver outlet. Heated towel rail. Exposed beam. Roof window.

BEDROOM TWO 14' 10" x 11' (4.52m x 3.35m) plus display area. Exposed beams and trusses.

OPEN STUDY AREA/OCCASIONAL BEDROOM 11' x 6' 07" (3.35m x 2.01m) plus landing area. Chrome contemporary balustrade rail. Exposed beams and trusses. Roof window. Eaves storage with gas-fired boiler and fuse box.

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 34 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 a ground rent of £138 pa. The services charges are £1,634.00 pa (1/1/17 to 31/12/17) which cover maintenance of the fabric, cleaning of the common areas, gardening and all windows, buildings insurance and public lift maintenance. Please note that the service charges and ground rent for the property have been paid up to 31/12/2017.

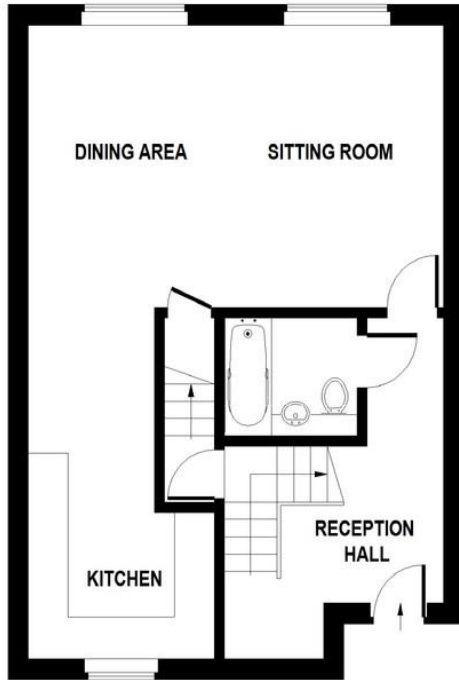
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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 D. For further details please visit the Craven District Council website.

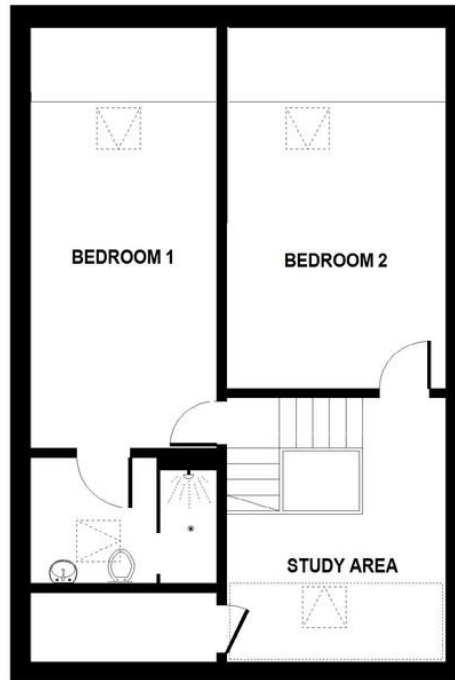
VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

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 34 is on the 2nd floor.





GROUND FLOOR

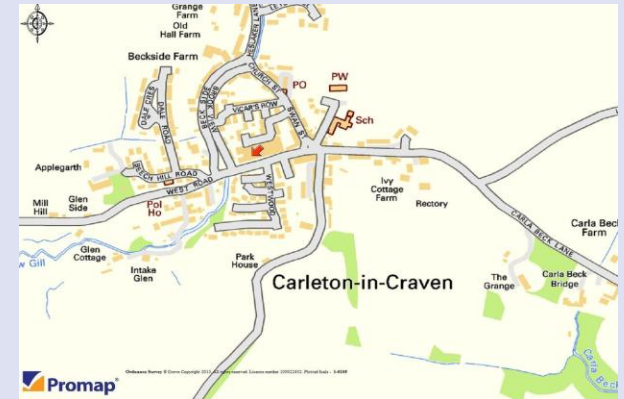


FIRST FLOOR

34 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 361104)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Apartment 34 Carleton Mill			



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.