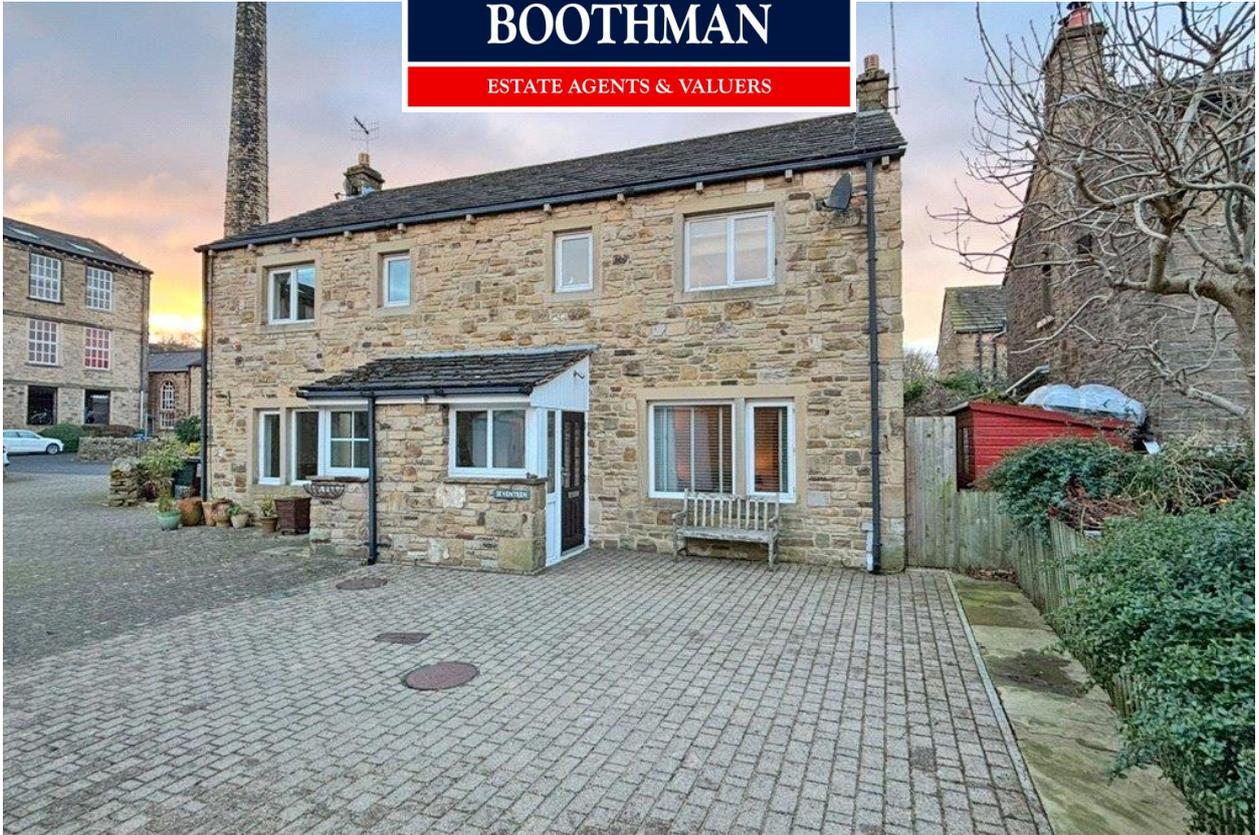


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Chapel House Mews, Carleton,  
BD23 3EA  
Asking Price: £349,500



+ 3



+ 2



- NO ONWARD CHAIN
- High quality fixtures and fittings
- Private and quiet location
- Parking and garaging
- Stunning garden room extension
- Three good sized bedrooms

Including a range of high quality, bespoke interior fittings together with a magnificent single storey 'garden room' extension including exposed stone feature walls together with a corner wood burning stove, this truly outstanding stone built three bedroom en-suite semi-detached property enjoys an enviable location peacefully tucked away in the centre of this sought after village whilst also benefiting from generous private



driveway parking, a stone built single garage and a delightful enclosed rear garden having a good degree of privacy.

Strongly recommended for inspection including a spacious full width dining kitchen equipped with beautiful hand-made in-frame fitted units incorporating Minerva worktop surfaces, matching island and a good range of integrated appliances; this superbly appointed property also benefits from a useful ground floor WC, two contemporary first floor bathrooms and three well planned bedrooms, two of which have also been equipped with a range of high quality bespoke fitted wardrobes. Presented in excellent condition throughout, the accommodation is further complemented by luxurious oak internal doors and flooring, neutral décor and carpets, a newly fitted gas central heating system and sealed unit double glazed windows with the rear window frames featuring a contemporary grey colour scheme externally. The property is situated entirely on the level at the head of this popular Mews style development alongside the historic Carleton Mill and within easy walking distance of all village amenities.

The sought after rural village of Carleton is only circa two miles away from the increasingly popular market town of Skipton with its wide range of shops and other attractions and is surrounded by beautiful open countryside situated close to the River Aire. The village is served by a variety of local amenities including a superb park/playground, a general store/off-licence, a public house, a Church, a village hall and a well respected primary school. The scenic Yorkshire Dales National Park is only a short drive away to the north whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.



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Requiring a first hand inspection in order to fully appreciate the high standard of accommodation on offer, this impressive home comprises in further detail:

## GROUND FLOOR

### STONE FRONT ENTRANCE PORCH

With UPVC sealed unit double glazed window and front entrance door. Stone flagged flooring. Cold water tap. Sealed unit timber double glazed door leading to:

### HALLWAY

With stairs leading off to the first floor. Central heating radiator. Recessed ceiling spotlight. Oak door leading to:

### LIVING ROOM

13'2" x 12'9" with wide sealed unit double glazed mullioned window to the front. Central heating radiator. Twin oak glazed doors leading to:

### FULL WIDTH DINING KITCHEN

17'7" x 10'9" superbly appointed with a range of bespoke hand made in-frame fitted wall and base units by Messrs Eastburn Country Furniture incorporating modular interior shelving, butt hinges and soft close mechanisms. Minerva worktop surfaces. One and a half bowl composite sink and drainer unit. Matching free standing central island/breakfast bar. Tall larder cupboard. Point for a gas cooker with stainless steel extractor canopy over. Integrated Bosch dishwasher. Candy washing machine. Concealed Bosch fridge/freezer (negotiable). Exposed beam. Recessed ceiling spotlights. Oak flooring. Central heating radiator. TV point. Twin sealed unit double glazed doors leading to the garden room. Oak door leading to:

### GROUND FLOOR WC/CLOAK ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern together with a hand wash basin. Central heating radiator. Slate tiled flooring. Recessed ceiling spotlight. Extractor fan.

### SUPERB GARDEN ROOM EXTENSION

14'9" x 8'5" with beautiful exposed stone feature walls. Two sealed unit double glazed velux roof windows. Wide UPVC sealed unit double glazed windows overlooking the delightful rear garden. Double glazed composite stable style side entrance door. Partial slate tiled flooring. Tall contemporary anthracite grey radiator. Corner wood burning stove with exposed flue.

## FIRST FLOOR

## LANDING

With loft hatch incorporating drop down ladder leading to a part boarded loft storage void with light. Recessed ceiling spotlights. Airing cupboard housing the newly fitted Worcester gas fired combination boiler. Oak doors leading to all rooms.

## MASTER BEDROOM

11'1" x 8'10" (plus wardrobes and door recess) with sealed unit double glazed window. Central heating radiator. Fitted double wardrobe by Eastburn Country Furniture. TV point. Oak door leading to:

## LUXURIOUS EN-SUITE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC, floating hand wash basin and walk-in shower with chrome mixer shower. Two tone wall tiling. Recessed ceiling spotlights. Extractor fan. Anthracite grey towel radiator. Sealed unit double glazed window. Wall mounted mirror with light and shaver point.

## BEDROOM TWO

9'1" x 9' (plus wardrobes) superbly appointed with a range of bespoke handmade fitted double wardrobes by Eastburn Country Furniture. UPVC sealed unit double glazed window. Central heating radiator. Feature recessed ceiling spotlights over a small dressing table area.

## BEDROOM THREE

9' x 6'3" with UPVC sealed unit double glazed window. Central heating radiator. Recessed ceiling spotlights.

## HOUSE BATHROOM

Superbly appointed with a contemporary white suite comprising low suite WC, floating hand wash basin and a panelled bath with chrome mixer shower over. Partial ceramic wall tiling. Recessed ceiling spotlights. Extractor fan. Central heating radiator. Wood flooring. Light grey towel radiator.

## OUTSIDE

The property benefits from a private level block paved driveway providing ample parking for two to three cars in front of and at the side of the garage whilst also providing a sitting out space directly at the front. Side pedestrian access to the rear garden.

## STONE BUILT SINGLE GARAGE

18'11" x 8'11" with up and over door. Light and power. Loft storage area.

To the rear the property benefits from an attractive enclosed level garden enjoying an excellent degree of privacy whilst being planned for ease of maintenance with pebbled beds, raised stone patio area and colourful planted borders well stocked with a variety of shrubs and other flowering plants. External power.

## COUNCIL TAX BAND

The council tax band for the property is D.

#### TENURE

The tenure for the property is freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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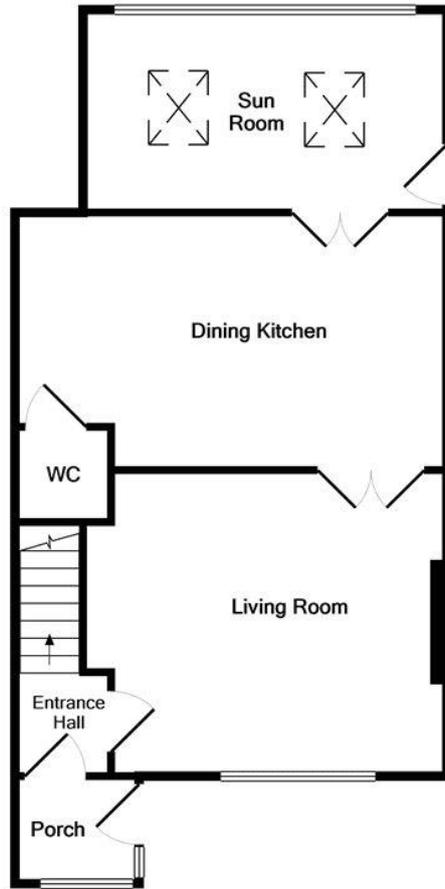
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

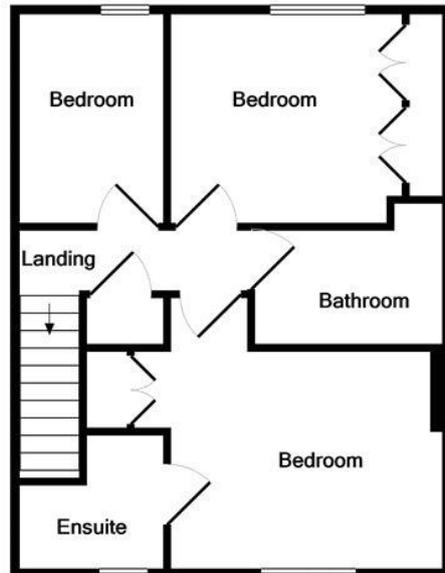
Any prospective purchaser should satisfy themselves by inspection of the property.







GROUND FLOOR



1ST FLOOR

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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# Energy performance certificate (EPC)

17 Chapel House Mews  
Carleton  
SKIPTON  
BD23 3EA

Energy rating

C

Valid until: 3 October 2031

Certificate number: 0443-3910-6200-5699-0200

Property type Semi-detached house

Total floor area 89 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.