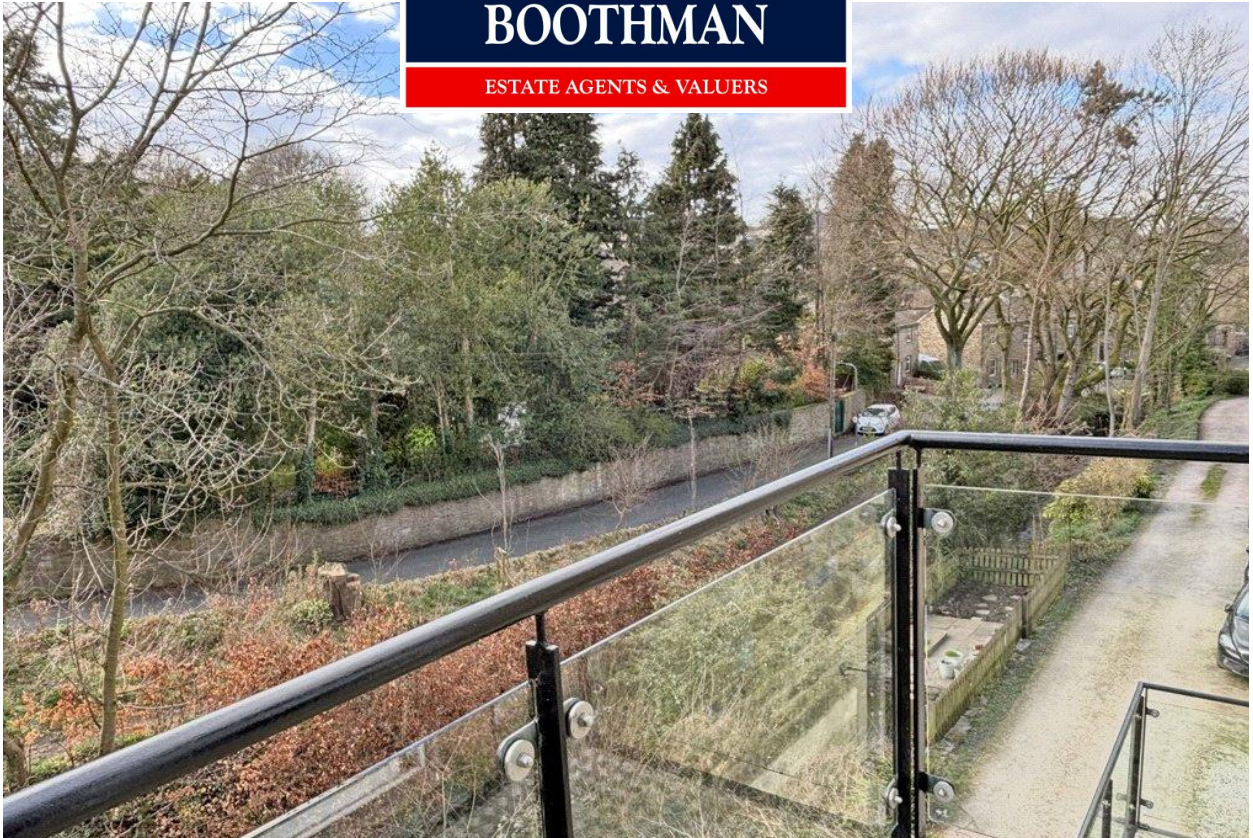


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Townley Mews, Carleton BD23 3EF
Asking Price: £229,500



+ 2



+ 1



- NO ONWARD CHAIN
- Private parking and garaging
- Desirable location within Carleton
- Well-presented throughout
- Two good sized bedrooms

A superb opportunity to purchase this unique and individual townhouse offering well-proportioned living accommodation throughout with the addition of ample private parking and a large garage located in the sought after village of Carleton.



With sealed unit double glazed windows and gas fired underfloor heating, the property comprises briefly:

An entrance hallway, a large landing, a sitting/dining room with a balcony with superb long distance views, a well-appointed kitchen, two good sized double bedrooms and a house bathroom with a three piece contemporary suite.

On the ground floor there is a large open car port underneath the property which leads to a double garage.

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.

Certainly representing an exciting opportunity, the property comprises in further detail:

GROUND FLOOR

CAR PORT

18'9" x 15'2" with ample private parking.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



GARAGE

18'9" x 15'3" with power, lighting and an electric up and over door.

ENTRANCE HALL

Hardwood front entrance door. Stairs to the first floor.

FIRST FLOOR

LANDING

Gas fired underfloor heating. Storage cupboard housing the gas fired Baxi combination boiler.

DINING/LIVING ROOM

14'4" x 12'7" with sliding doors onto a glass balcony with stunning views. Feature marble fireplace with a coal effect gas fire. Open to:

KITCHEN

10'5" x 5'8" with tiled effect flooring. Modern fitted wall and base units in a pine effect finish with contrasting granite effect worktops. Zanussi fan assisted oven. Stainless steel five ring gas hob with a matching extractor canopy over. Integral fridge. Integral Bosch dishwasher. Integral Zanussi washing machine. Stainless steel one and a half bowl sink and drainer with a chrome mixer tap.

BEDROOM

10'3" x 9'4" with sealed unit double glazed windows. Fitted wardrobing. Gas fired underfloor heating.

BEDROOM

9'2" x 8'3" with sealed unit double glazed windows. Gas fired underfloor heating. Storage cupboard.

HOUSE BATHROOM

Partial wall tiling. Recessed low voltage ceiling spotlights. Panelled bath with chrome thermostatic shower. Heated towel rail. Shaver point. Extractor fan. Concealed cistern back to wall w/c. Ceramic wash basin with storage underneath.

COUNCIL TAX BAND

The council tax band for the property is B.

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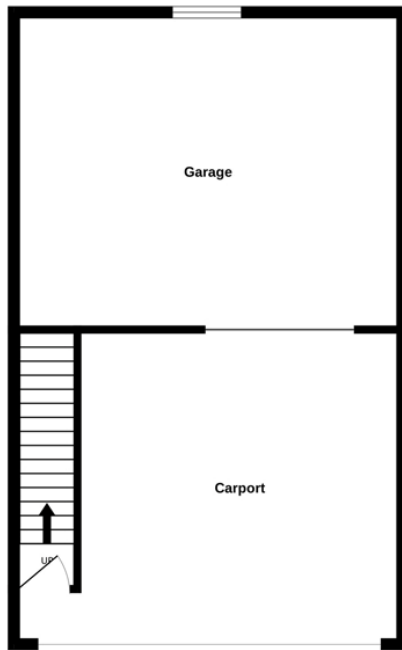
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

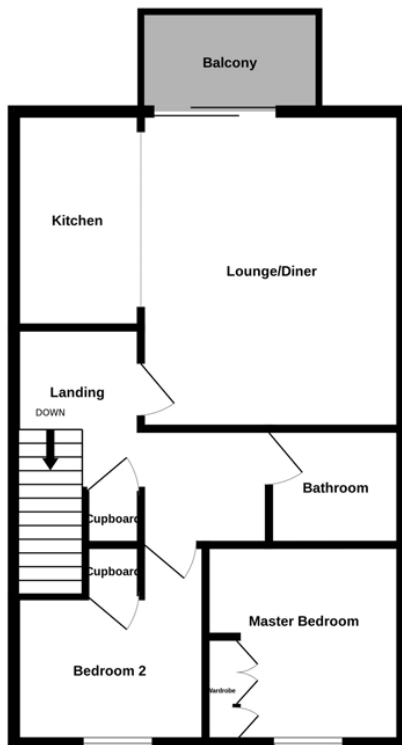
Any prospective purchaser should satisfy themselves by inspection of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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