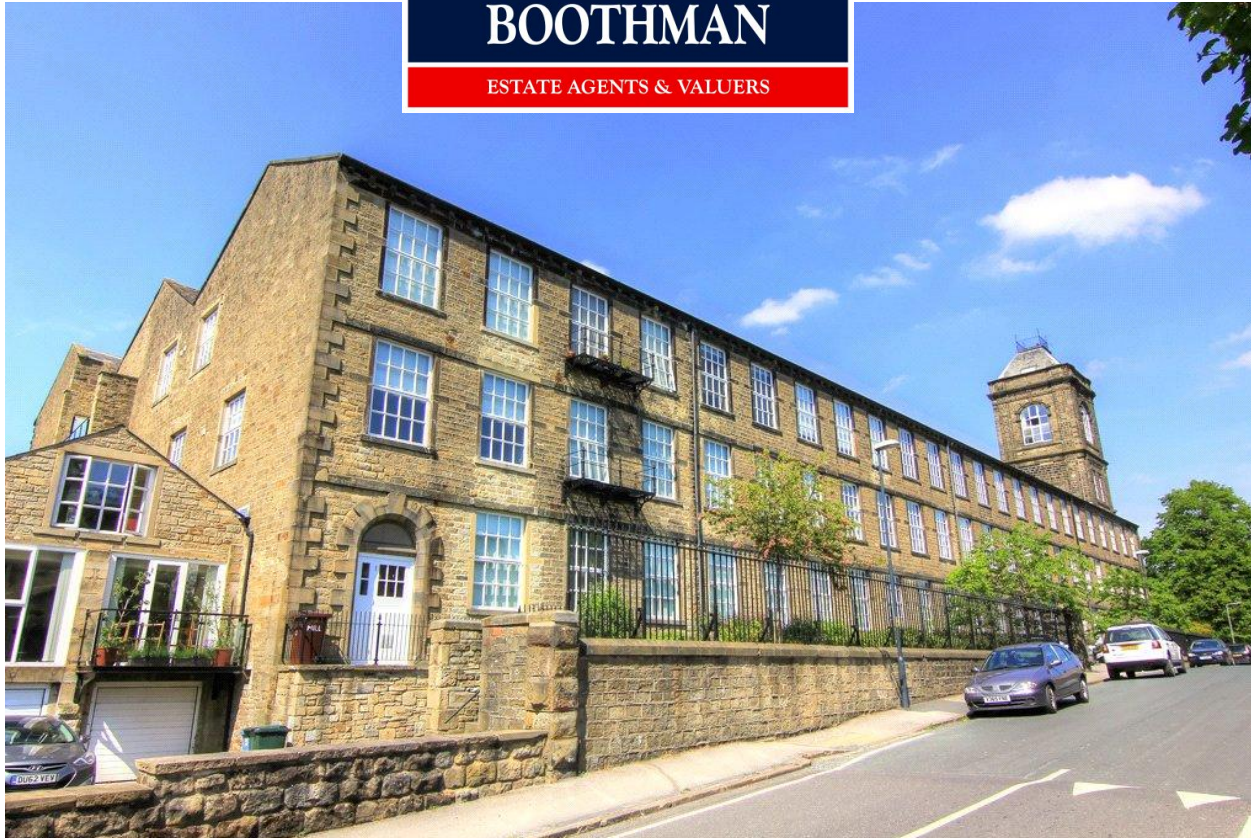


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Apartment 20, Carleton Mill, Carleton
BD23 3EG
Asking Price: £134,950



+ 1



+ 1



- Well equipped 1 bedroom first floor apartment
- Superb secure location in the village centre
- Basement car parking space
- All local amenities nearby

This well equipped, imaginatively planned and very appealing one bedroom first floor apartment is situated adjacent to a delightful communal atrium garden in the magnificent Carleton Mill conversion with all local amenities nearby in the village centre.



Including quality fittings and fixtures, sealed unit double glazing, underfloor gas central heating, a security entry phone system and also the advantage of a private car parking space in the secure basement garage, this apartment certainly provides an attractive opportunity and is strongly recommended for inspection.

Surrounded by beautiful open countryside, the very popular rural village of Carleton is served by local amenities including a general store, a public house, a chemist, a primary school, a Church, a village hall, community events and a bus service.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa two miles away providing extensive shops, amenities and services whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

This easily manageable, secure and superbly located first floor apartment certainly does have much to commend it, comprising in further detail:

COMMUNAL GROUND FLOOR ENTRANCE HALL

With stone flagged flooring. Security entry phone system. Stone staircases or a lift to the upper floors. Pedestrian door to the secure basement garaging.

SUPERB FIRST FLOOR ATRIUM GARDEN

With flagged flooring, and raised landscaped flowerbeds including water features, bushes and small trees.

The apartment accommodation comprises:

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ESTATE AGENTS & VALUERS

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

ENTRANCE HALL

With a traditional entrance door. Security entry phone system.

SPACIOUS LIVING ROOM INCLUDING THE OPEN PLAN FITTED KITCHEN

22'2" x 20'6" With exposed stonework to one wall. Ceiling height sealed unit double glazed windows providing lots of natural light. Two feature cast iron pillars. Exposed beams. Built-in cupboard.

The open plan fitted kitchen area is well equipped with a range of base and wall units in beech style providing contrasting granite effect worktop surfaces including mosaic tiled and splash-back surrounds. Stainless steel sink and drainer. Built-in Zanussi stainless steel finish oven with a matching five ring gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Built-in eye level Neff stainless steel finish microwave oven. Integrated fridge. Built-in Montpellier automatic washing machine/dryer. Fitted low voltage spotlights.

DOUBLE BEDROOM

14'4" (maximum) x 10'9" With sealed unit double glazing. Recessed low voltage ceiling spotlights.

SPACIOUS CONTEMPORARY SHOWER ROOM

With a stylish three piece white suite comprising a white hand wash basin semi recessed into a worktop and cabinet unit with a tiled surround,, a matching low suite WC with a concealed cistern and a large walk-in shower cubicle including full height mosaic wall tiling, contrasting mosaic floor tiling and a Triton thermostatic shower. Tiled flooring. Large fitted dressing mirror in a mosaic tiled surround. Shaver point. Electric heated towel rail in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

OUTSIDE

There is a car parking space in the secure basement garage.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

TENURE

This property is Leasehold on the remainder of a 999 year lease. Carleton Mill was converted during 2003. A management company is in existence. We are informed that the current service charge is circa £3193.36 per annum which can be paid per month at £250.44 and this includes the maintenance and insurance of the building fabric. The ground rent is currently circa £196.66 per annum.

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.

Ref: RAH151025

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



Energy performance certificate (EPC)

Apartment 20 Carleton Mill
West Road
Carleton
SKIPTON
BD23 3EG

Energy rating

D

Valid until: **14 November 2029**

Certificate number: **9356-2835-6593-9591-4225**

| | |
|------------------|------------------|
| Property type | Mid-floor flat |
| Total floor area | 65 square metres |

Rules on letting this property

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

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 rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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.