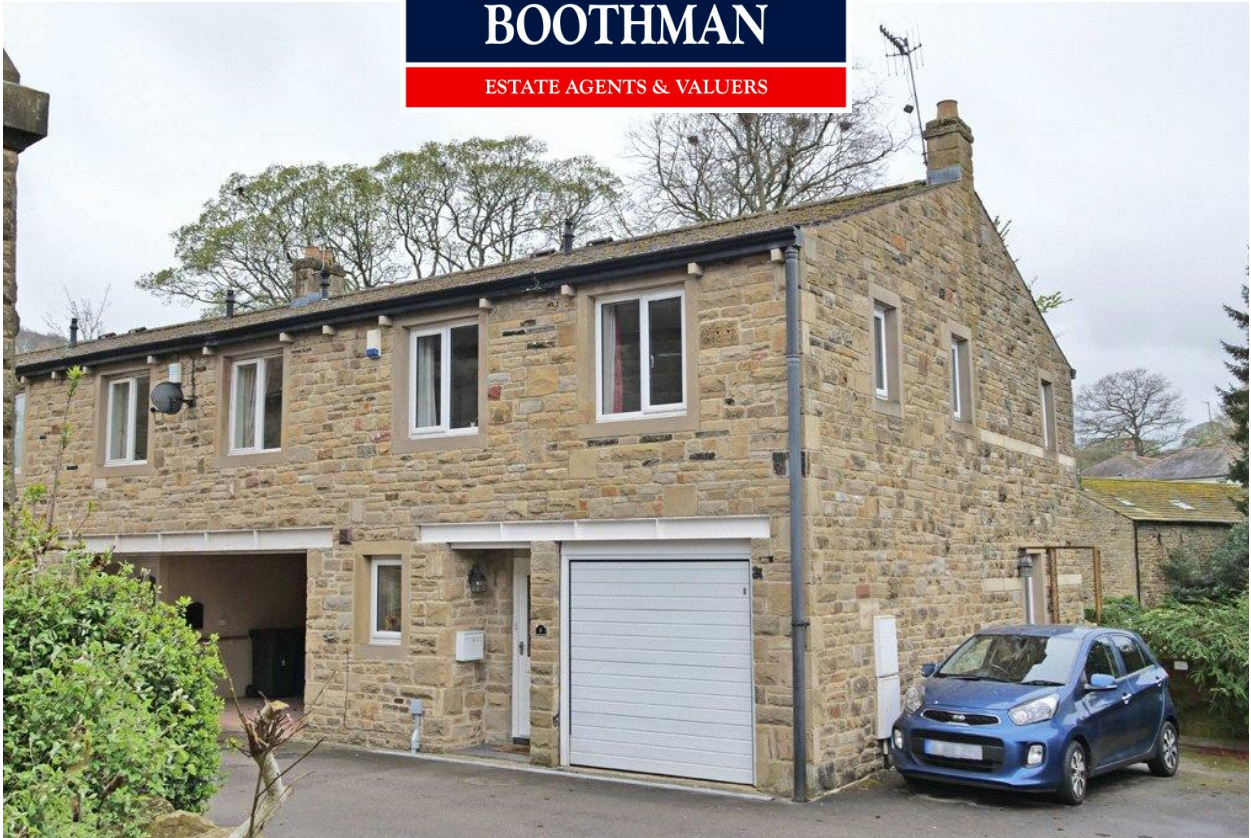


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



6 Townley Mews, Carleton BD23 3EF
Asking Price: £319,950



+ 3



+ 2



- Three bedrooms
- Integral garage
- Private parking
- Enclosed private garden
- Balcony with woodland views

This well-equipped three bedroomed town house is pleasantly situated on the level in a small cul-de-sac within a very popular residential development in Carleton village centre whilst all local amenities are nearby.



With the advantage of private parking, an integral garage, a low maintenance enclosed garden together with underfloor gas central heating, UPVC sealed unit glazing, this very appealing home is recommended for inspection, offering briefly:

An entrance hall, a superbly appointed fitted kitchen including cream fronted fitted wall and base units with granite worktops and built in appliances open through to a living/ dining room leading to a sun balcony and a downstairs w/c. Whilst on the first floor the landing including airing cupboard leads to three well planned bedrooms, with the master including a walk in wardrobe together with an ensuite and a three piece house bathroom. Externally there is private parking and an integral garage. To the rear is a low maintenance enclosed garden providing a very pleasant sitting out area overlooking light woodland.

The very popular rural village of Carleton is surrounded by beautiful open countryside situated close to the River Aire and is served by a variety of local amenities including a 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.

The nearby historic market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of well-regarded schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.



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The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs, and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. The town benefits from a railway station providing regular daily services to Leeds, Bradford and beyond.

With much to commend it the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With composite front entrance door. Gas underfloor heating. Staircase leading to the first-floor landing.

FITTED KITCHEN

16'04" x 6'01" Superbly appointed range of cream fronted wall and base units with contrasting granite worktops and matching upstands. Inset stainless steel sink. High level AEG electric oven. Neff four ring induction hob with extractor over. Integrated Neff washing machine. Integrated fridge and freezer. Tile effect flooring. Gas underfloor heating. UPVC sealed unit double glazing. Open through to:

LIVING/ DINING ROOM

18'10" x 12'06" With dual aspect UPVC sealed unit double glazing. Marble fireplace with coal effect gas fire. Gas underfloor heating. UPVC sealed unit double glazed door leading to rear garden. UPVC sliding patio door leading out to:

SUN BALCONY

DOWNSTAIRS W/C

Well-appointed two-piece white suite comprising low suite w/c and hand wash basin. Gas underfloor heating. Extractor fan.

FIRST FLOOR

LANDING

Loft access. Built in airing cupboard housing wall mounted gas boiler.

BEDROOM ONE

12'07" x 12'07" With UPVC sealed unit double glazing enjoying view over light woodland at the rear. Gas underfloor heating. Walk in wardrobe.

ENSUITE SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c and hand wash basin built into vanity cabinet, walk in shower enclosure thermostatic shower. UPVC sealed unit double glazing. Wall mounted electric towel radiator. Extractor fan.

BEDROOM TWO

13'08" x 9' With dual aspect UPVC sealed unit double glazing. Gas underfloor heating.

BEDROOM THREE

14'08" x 7'04" With UPVC sealed unit double glazing. Gas underfloor heating. Built in wardrobe.

BATHROOM

Well-appointed three-piece white suite comprising low suite w/c and hand wash basin built into vanity cabinet, fitted bath with thermostatic shower and glass shower screen. UPVC sealed unit double glazing. Wall mounted electric towel radiator.

OUTSIDE

PRIVATE PARKING SPACE

INTEGRAL GARAGE

16'04" x 8'06" With electric up/over door. Light and power.

To the rear of the property is a low maintenance enclosed garden providing a very pleasant sitting out area with open views overlooking light woodland to the moors beyond and includes colourful raised flower beds.

COUNCIL TAX BAND

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

TENURE

The tenure for this 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.

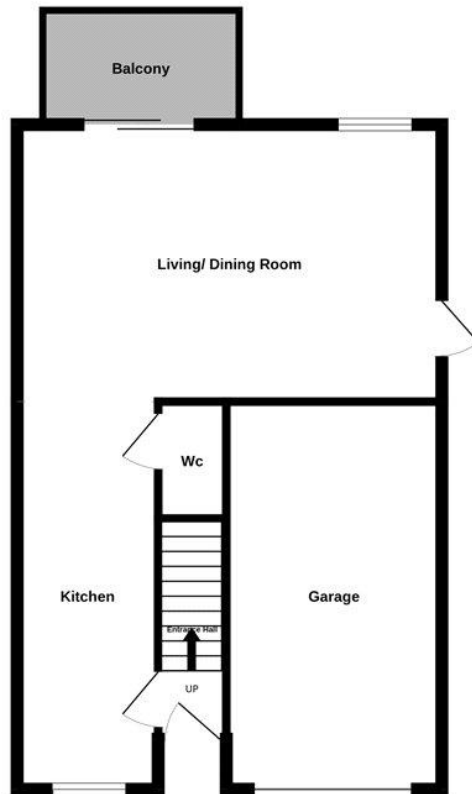
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

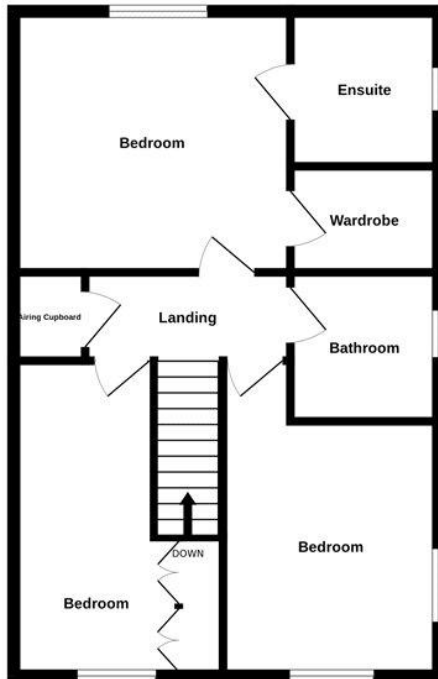




GROUND FLOOR



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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Energy performance certificate (EPC)

6 Townley Mews
Carleton
SKIPTON
BD23 3EF

Energy rating

C

Valid until: 7 January 2035

Certificate number: 8335-6429-4400-0638-5202

Property type	End-terrace house
Total floor area	94 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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.