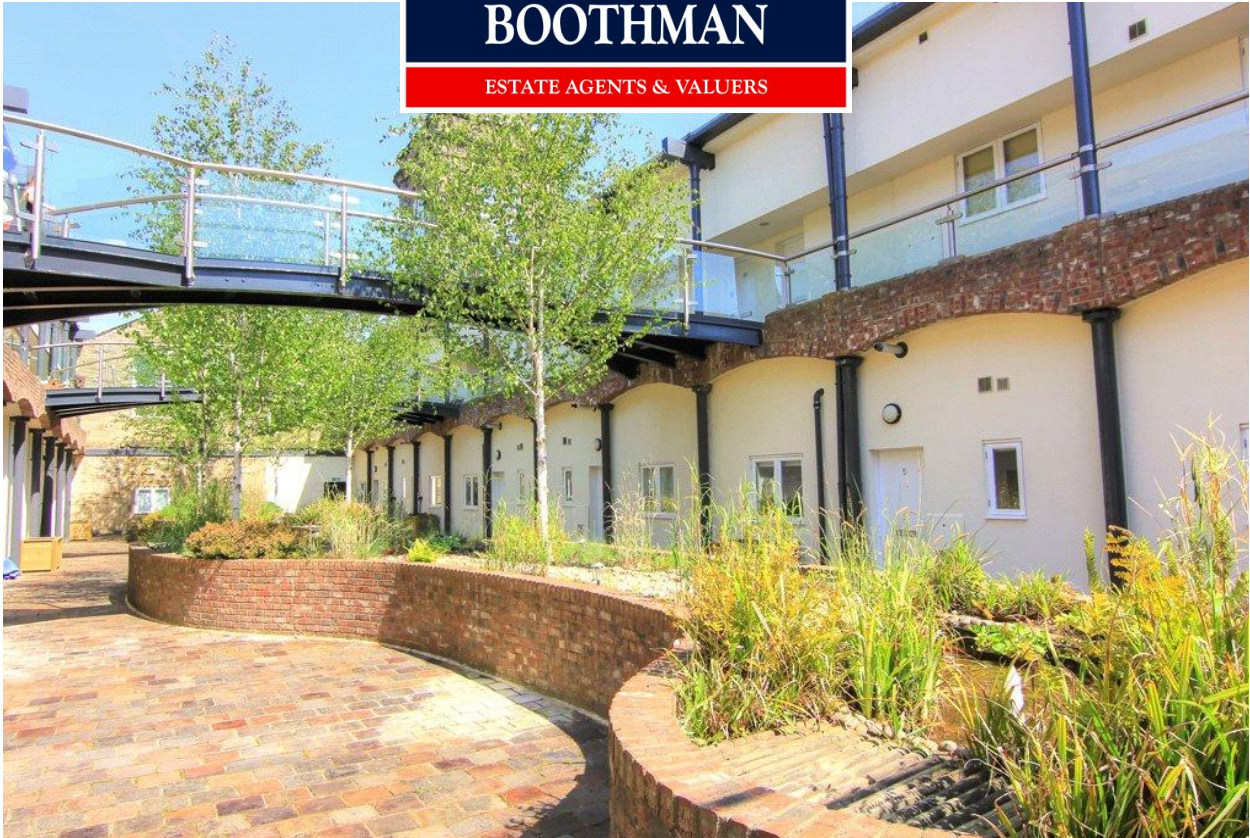


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



12 Carleton Mill, Carleton BD23 3EG
Asking Price: £139,950



+ 1



+ 1



- Secure Private Parking
- Sun Balcony
- Character Features
- Underfloor Gas Central Heating

This stylish and superbly appointed first floor apartment provides well equipped accommodation is imaginatively planned, whilst including quality contemporary fittings and fixtures, character features, sealed unit double glazing, under floor gas central heating, a video security entrance system and a secure basement car parking space.



This charming apartment is approached at first floor level via lifts or stone staircases and there is a feature atrium garden at the entrance.

Beautifully restored and refurbished by Messrs Novo Homes during 2003, the magnificent Carleton Mill with an 1861 date stone is located in the centre of the village with all local amenities nearby.

Surrounded by open countryside, the very popular rural village of Carleton is served by a variety of local amenities including a sub post office, a general store, a public house, a Church, a village hall, a primary school and a bus service.

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

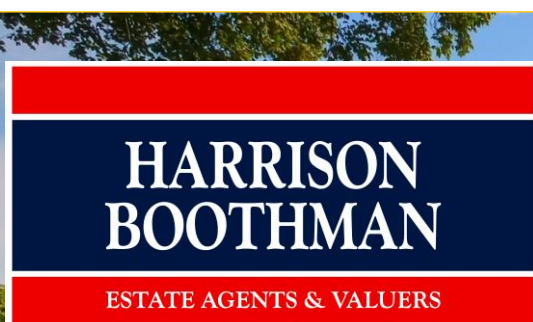
This very appealing apartment is very strongly recommended indeed for internal inspection, comprising in further detail:

COMMUNAL GROUND FLOOR ENTRANCE HALL

With stone flagged flooring. Stone staircases and video security entrance system.

SUPERB FIRST FLOOR ATRIUM GARDEN

With flagged flooring, raised landscaped flowerbeds, water feature and two glass lifts.



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

The apartment accommodation comprises:

ENTRANCE HALL

With traditional entrance door. Fermax video security entry phone system.

SPACIOUS LIVING ROOM INCLUDING OPEN PLAN FITTED KITCHEN

22'9" x 20' with exposed stonework to one wall. Ceiling height sealed unit double glazed windows providing lots of natural light. Feature cast iron pillar and exposed beam.

The open plan fitted kitchen area is superbly appointed with an attractive range of quality base and wall units in contemporary beech style providing contrasting granite effect worktop surfaces including complementary tiled and exposed stonework surrounds. Stainless steel sink and drainer unit. Built-in Zanussi stainless steel finish oven with matching five ring gas hob having extractor hood above in glass and stainless steel finish canopy. Built-in eye level Neff stainless steel finish microwave oven. Integrated fridge. Laminate beech flooring in the kitchen area.

DOUBLE BEDROOM

11'10" x 11'3" (average) with sealed unit double glazed French windows to the:

ENCLOSED TIMBER DECKING BALCONY

Providing a delightful and secluded sitting-out area.

SHOWER ROOM

With stylish three piece suite comprising white hand wash basin and low suite WC semi recessed into vanity cabinet unit with worktop and tiled surround together with large walk-in shower cubicle including full height mosaic wall tiling, contrasting floor tiling and Mira thermostatic shower. Tiled flooring. Shaver point. Fitted mirror. Heated towel rail in chrome finish. Extractor fan. Recessed ceiling spotlights.

OUTSIDE

There is a secure basement car parking space.

COUNCIL TAX BAND

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

TENURE

This property is leasehold on the remainder of a 999 year lease. A management company is in existence. We are informed that the current service charge is circa £57 per calendar month and this includes the maintenance and insurance of the building fabric. The ground rent is currently £100 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.

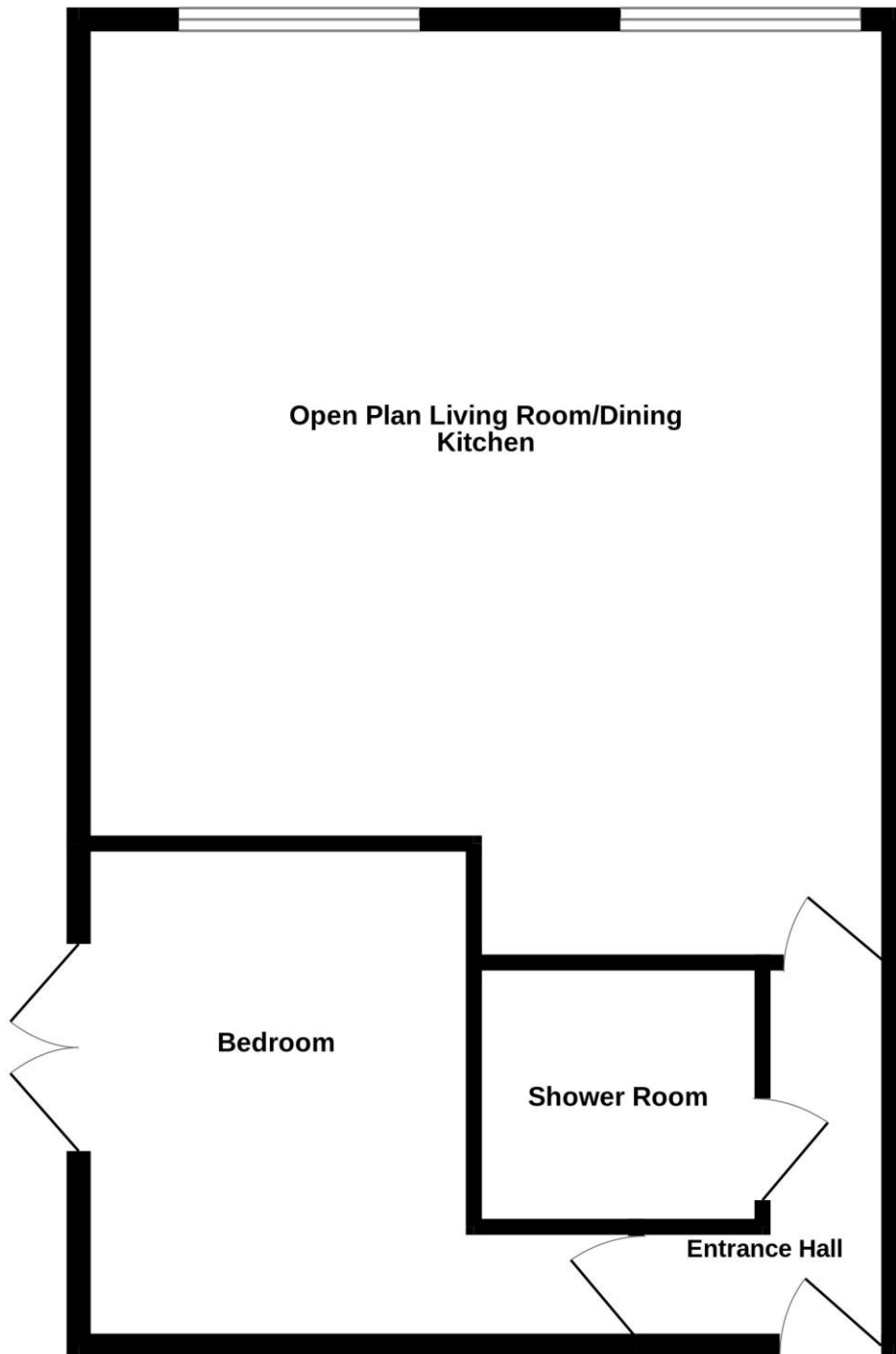
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT300426

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



GROUND 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)

Apartment 12 Carleton Mill West Road SKIPTON BD23 3EG	Energy rating C	Valid until: 15 October 2033
		Certificate number: 9300-2736-2300-2297-7181

Property type	Mid-floor maisonette
Total floor area	61 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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.