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Keighley  
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**9 Vicars Row, Carleton, Skipton,  
North Yorkshire, BD23 3HD**

**£189,995**

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- TRADITIONAL STONE COTTAGE
- MUCH IMPROVED
- INTERNAL VIEWING ADVISED

- THREE BEDROOMS
- POPULAR VILLAGE OF CARLETON
- AWAITING EPC

## SUMMARY

\*\* A BEAUTIFULLY PRESENTED THREE BEDROOM TRADITIONAL COTTAGE, MUCH IMPROVED BY ITS CURRENT OWNER, POPULAR VILLAGE OF CARLETON WHICH IS APPROXIMATELY 2 MILES FROM SKIPTON, MAY APPEAL TO A VARIETY OF BUYERS, INTERNAL VIEWING ADVISED, AWAITING EPC \*\*

## FULL DESCRIPTION

Day & Co are pleased to be marketing for sale this beautifully presented, traditional three bedroomeed stone terraced cottage situated in the desirable village of Carleton enjoying views at the rear over a small croft. This property was refurbished in 2021 with a rewire, had a new central heating system, new windows and doors, new kitchen, new shower room and more recently in 2025 the property was re roofed. We feel this property could appeal to a variety of buyers such as first time buyers, downsizers or anyone looking for a cosy cottage in a village setting not too far from Skipton.

GROUND FLOOR

1ST FLOOR

In brief the accommodation comprises -

### Ground Floor

Entrance Hall - Front entrance door. Staircase to first floor. Lounge - With double glazed windows to the front, ornamental fireplace, recess alcoves, central heating radiator, useful built in storage cupboard. Dining Kitchen - With double glazed window and a stable opening rear entrance door. Range of modern fitted wall and base units with complimentary worktops, inset sink and drainer, integrated oven, microwave, gas hob, plumbed for washing machine.

### First Floor

Landing - Loft access with drop down folding timber ladder, central heating radiator, storage cupboard. Bedroom 1 - With double glazed windows to the front, central heating radiator. Bedroom 2 - With double glazed windows to the rear enjoying views, central heating radiator. Bedroom 3- With double glazed window to the front, central heating radiator. Shower Room - With shower cubicle, wash basin, low suite w.c. towel radiator, double glazed window to the rear.

### Outside

To the front of the property there is a paved courtyard with a border and limestone feature. At the rear of the property there is a yard enjoying views over a croft and beyond. Please note there are rights of access for neighbouring properties to the rear.

The very popular rural village of Carleton is surrounded by beautiful open countryside, has a primary school, village hall, church and the historic market town of Skipton known as the 'Gateway to the Dales' is only circa two miles away providing extensive shopping and recreational facilities together with excellent secondary schooling.

Agents Note - The seller of this property is an employee of Day & Co.



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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