

# 6 Vicars Row Carleton



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## 6 Vicars Row

Carleton, Nr Skipton,  
North Yorkshire, BD23 3HD

**Guide Price: £165,000**

### LOCATION

Nestled in the heart of the charming village of Carleton, just two miles from the centre of the historic market town of Skipton, this delightful two-bedroom stone cottage offers the perfect blend of countryside living and village convenience. Enjoy the peaceful atmosphere of the village with ample local amenities including a primary school, church, public house, social club, thriving village hall and general store, while being only moments away from Skipton's bustling shops, cafes, and transport links which include a regular bus service from the village.

### DESCRIPTION

Ideal for first-time buyers, downsizers, or anyone looking for a character property in a sought-after location, the property has a traditional stone exterior, cozy interiors, and characterful features and provides a welcoming retreat. The property would also be suitable for investors as it is currently been a successful long term let.

The property briefly comprises:

Entrance into Living Room/Dining Room; Fitted Kitchen; Understairs Cupboard; House Bathroom with separate bath and shower; Master Bedroom to the front, Single Bedroom with storage; Private garden to the rear.

\* please note that the log burning stove in the Living Room is available by separate negotiation with the current tenants).

### SERVICES

Mains electricity, gas water and drainage are connected to the property. None of the services have been tested and Purchasers are advise to make their own enquiries as appropriate.

### TENURE

The property is sold freehold with vacant possession upon completion.

### EPC

The property has an EPC rating of D(57).

### COUNCIL TAX

The property is in Council Tax Band "B". The normal charge for Band "B" properties in Craven area of North Yorkshire for 2025/2026 is £1,879.20.



DIRECTIONS:

From Skipton take the A6131 towards Carleton Road/Limehouse Lane for approximately 2 miles. On entering the village of Carleton, take the first right turn at the Swan Inn, travelling along Swan Street for approximately 200 metres. Vicars Row is on your left hand side. A For Sale board will be erected outside of the property.

WHAT3WORDS

///chops.nightfall.enabling

VIEWING ARRANGEMENTS

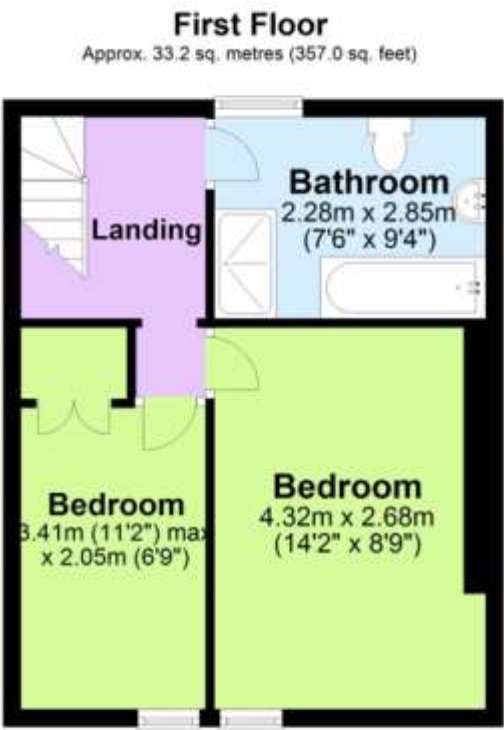
Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd. Please contact Rachel Atkinson on 01756 692900 or by email:

rachel.atkinson@wbwsurveyors.co.uk

GENERAL

This house is being marketed on behalf of one of the employees of this firm and a declaration of interest is hereby made in accordance with Section 21 of the Estate Agents Act 1979.

Particulars prepared March 2025



Total area: approx. 66.0 sq. metres (710.3 sq. feet)  
Not to scale—for illustrative purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.