

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Hawks Wood View, Embsay,
BD23 6FG
Asking Price: £325,000



+ 2



+ 1



- Nearly new stone-built home
- Private drive
- Wood burning stove
- Bi-folding doors
- Integrated appliances
- Solar panels

A spacious, recently constructed two double bedroom stone built semi-detached home with private driveway, attractive rear garden, luxury bathroom, stylish kitchen with integrated appliances and a cosy living room with bi-folding doors and wood burning stove.



Representing one of the first re-sales offered to the market within this impressive rural village development by the Multi Award-Winning local construction company, R. N. Wooler & Co. Ltd.

REMAINDER OF A TEN YEAR NHBC WARRANTY

ALL MAINS SERVICES

PRIVATE DRIVEWAY PARKING

SOLAR PV PANELS

ELECTRIC CAR CHARGING POINT

LANDSCAPED GARDEN WITH NATURAL STONE FLAGS

WOOD BURNING STOVE TO THE LIVING ROOM

EFFICIENT MAINS GAS CENTRAL HEATING WITH ZONED* UNDERFLOOR HEATING TO THE GROUND FLOOR

HIGH END FITTED KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES

LUXURIOUS BATHROOM WITH QUALITY SUITE AND TILING.

SECURITY ALARM SYSTEM

HIGH END FLOORING INCLUDED THROUGHOUT

OAK VENEER INTERNAL DOORS WITH COMPLEMENTARY FITTINGS

(A DETAILED ORIGINAL SPECIFICATION IS AVAILABLE FURTHER BELOW)

The property benefits from a modern, sustainable design incorporating a remarkably high level of thermal insulation together with solar PV panels ensuring reduced ongoing energy requirements and associated running costs whilst also minimising any environmental impact.



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



In complete contrast to the many typical 'high-density' modern developments, the new homes at Hawks View, Embsay are intended to exceed the expectations of even the most discerning purchaser, having been thoughtfully designed in collaboration with 'Rural Solutions Ltd', the UK's Leading Rural Diversification Development Experts, placing a huge emphasis on creating generous, well-orientated and carefully spaced-out plots surrounded by extensive open green space.

Featuring R.N. Wooler & Co. Ltd's characteristic attention to detail, these impressive modern homes have been appointed to an exceptionally high standard throughout; incorporating stylish and contemporary modern interiors equipped with elegant kitchens and bathrooms, cast iron wood burning stoves to the living rooms and luxurious 'zoned' underfloor gas central heating to the ground floor.

Being ideally situated only circa two miles from the historic market town of Skipton and adjacent to the sports fields on the edge of this charming Craven village, a great deal of care and skill has been taken to ensure that the overall scheme sensitively integrates into this peaceful semi-rural village setting; being surrounded by beautiful open fields, countryside and farmland on the southern boundary of the scenic Yorkshire Dales National Park.

The highly sought-after village of Embsay benefits from a vibrant and extremely active local community, offering excellent primary schooling together with a range of other everyday amenities including two traditional 'local' pubs, a lively village hall, a well-used general store/post office and a wonderful heritage steam railway line connecting the village to Bolton Abbey whilst holding regular special events. The nearby Bolton Abbey is situated in the picturesque valley of 'Wharfedale' and is famous for its historic ruins of a 12th century Augustinian Priory together with delightful riverside walks. The popular Yorkshire Dales villages of Burnsall, Appletreewick, Hebden and Grassington are situated further up the Wharfe to the north whilst the well regarded Spa town of Ilkley is located only a few miles away to the south-east.

The increasingly popular nearby 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 excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

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. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism.

THE DEVELOPER

R N Wooler & Co Limited have earned a reputation for meticulous attention to detail, expertly utilising high quality materials to create sophisticated modern homes which are constructed to the highest possible

standards. This well established and extremely successful Multi-Award Winning local family firm has been responsible for many exciting projects, benefiting from a long serving workforce of directly employed craftsman, proud to be building the high calibre homes of the future.

GENERAL

Any plans, descriptions and measurements are subject to change and do not form part of any contract. The developer reserves the right to make changes to the plans and specification at any stage. Potential buyers are advised to ensure that the finished dimensions, boundaries, specification and layouts meet their own expectations and requirements prior to exchange of contracts. Some photos shown may be of the Show Home or from previous developments and are for illustrative purposes only. The site plan shown is provisional and is subject to change. Any fitted wardrobes shown on the plans or in the photographs are for illustrative purposes only and are an optional extra.

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 a 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.

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

* AFFORDABLE HOMES

A small number of homes on the development are allocated for 'Affordable Housing'. Harrison Boothman have not been appointed to market the affordable homes and are therefore unable to provide any further assistance in this regard. Any parties potentially interested in purchasing an affordable home are advised to contact Craven District Council in the first instance.

TENURE

Each property will be Freehold. Private roads off the adopted highway and certain areas of open green space within the development will be communally owned and run by a Management Company. Each home will make an annual contribution towards this. There is expected to be an initial, one-off opening charge payable together with an estimated ongoing annual charge of circa £375 per property (subject to any VAT that may be applicable).

VIEWING Strictly by arrangement with HARRISON BOOTHMAN Tel: Skipton 799993

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

DEVELOPER INFORMATION / SPECIFICATION

During R N Wooler & Co. Ltd.'s many years of trading we have developed a diverse range of bespoke properties around Skipton, Settle, Ilkley and in the Yorkshire Dales National Park. Using traditional methods and materials, supplemented by modern innovation, examples of our recently completed developments can be seen at Meadow Close (Bradley), Park Croft (Gargrave) and High Castle and Raikes Road (Skipton) along with many more.

For further information visit our website www.rnwooler.co.uk or contact us on 01535 691699 / info@rnwooler.co.uk

Built by our directly employed, time served craftsman, your R N Wooler home at Hawks View comes with the following as standard.

GENERALLY

Remainder of a 10 year NHBC build warranty.

1 x bib tap per property.

Mains utility connections including; drains, gas, water, electric & telecoms.

HEATING

Worcester Combination Boiler.

Underfloor heating to ground floor with individually thermostatically controlled zones.

Stelrad compact panel radiators to the first floor (and second floor where relevant) with Danfoss thermostatic valves.

Wood burning stove including hearth.

BATHROOMS AND DOWNSTAIRS WC

High quality complementary bathrooms featuring walk in showers with rain heads, wall hung basin vanity units with LED mirror cabinets and easy clean water saving rimless toilets.

High specification tiles to walls and floors.

Electric under tile heat mat to provide underfloor heating to bathrooms.

Dual fuel chrome towel rails to house bathroom and en-suites.

ELECTRICAL

Intruder alarm as standard with 4nr PIR's to the house including door contacts to alarm system.

Mains operated smoke and / or heat detectors throughout.

Ample external light fittings with PIR sensors.

Mirror light / shaver points - main bathroom and en-suites.

TV points (living room, kitchen diner and all bedrooms).

Telephone points (1 main incoming point).

LED Downlights fitted to kitchen, WC, house bathroom and en-suites.

LED under pelmet lighting in kitchen.

Ample chrome faced electrical switches and sockets throughout.

External electric point.

External car charging point.
Sky cabling, TV and BT point.
Door bell system.
JA Solar 2KW PV system.

KITCHEN

Bespoke kitchen manufactured in the R N Wooler joinery workshop with high end specification units and quartz/granite worktops with upstands.
High specification appliances as standard to include integrated dishwasher, induction hob, double multi-function oven, twin bowl sink and mixer tap, tall fridge freezer & extractor.

INTERNAL SPECIFICATION

Contemporary timber skirting and architraves.
High specification flooring included throughout.
Internal walls Almond White emulsion with white ceilings and woodwork.
R N Wooler & Co. Ltd. manufactured stairs with Oak balustrading and handrails.
Optional extra: - Bespoke fitted wardrobes manufactured in R N Wooler's joinery workshop.

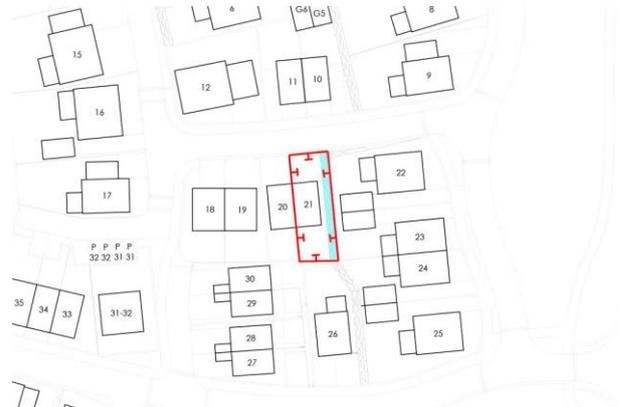
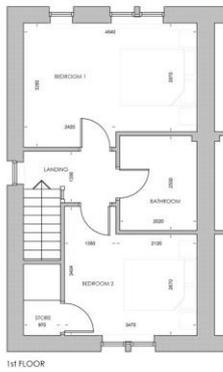
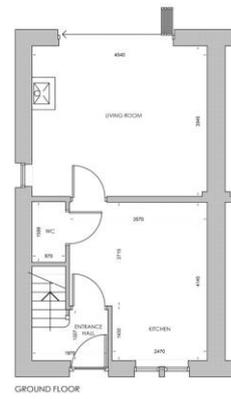
DOOR AND WINDOW SPECIFICATION

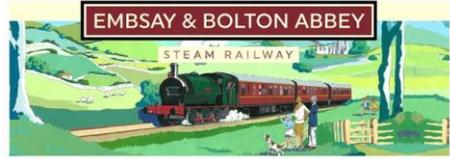
Timber windows painted in 'Agate Grey' with double glazing and ventilation complete with chrome ironmongery.
Solid wood effect composite glazed front door.
French door / bifold to rear in Agate Grey.
Oak veneer Genoa internal doors with high end chrome ironmongery.

EXTERNAL SPECIFICATION

Tarmac access and resin gravel driveway.
Random coursed or coursed natural reclaimed local stone masonry and new sawn natural window surrounds to dwellings.
Natural stone & copings to wall tops with galvanised and painted railings and gates.
Natural blue or Yorkshire stone slates to roof and natural stone ridge tiles.
Timber gated gardens (where isolated from railings) and as/where required.
Natural stone flags to patios and paths with feature hand railing / balustrading as required to external steps / retaining walls.

These particulars are intended only to give a fair description of the property as a guide to buyers. Their accuracy is not guaranteed and neither R N Wooler & Co Ltd nor HARRISON BOOTHMAN accept any liability in respect of their contents, they do not constitute any offer or contract of sale and any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information on these particulars.





Raising Standards. Protecting Homeowners

HAWKS VIEW

- 1 Bedroom 
- 2 Bedroom 
- 3 Bedroom 
- 4 Bedroom 
- 5 Bedroom 

- View Homes 
- Affordable Homes 



Energy performance certificate (EPC)

1 Hawkswood View Embsay Skipton BD23 6FG	Energy rating	Valid until: 14 December 2033
	A	Certificate number: 9750-3907-1302-9157-0200

Property type	Semi-detached house
Total floor area	76 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 A. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	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.