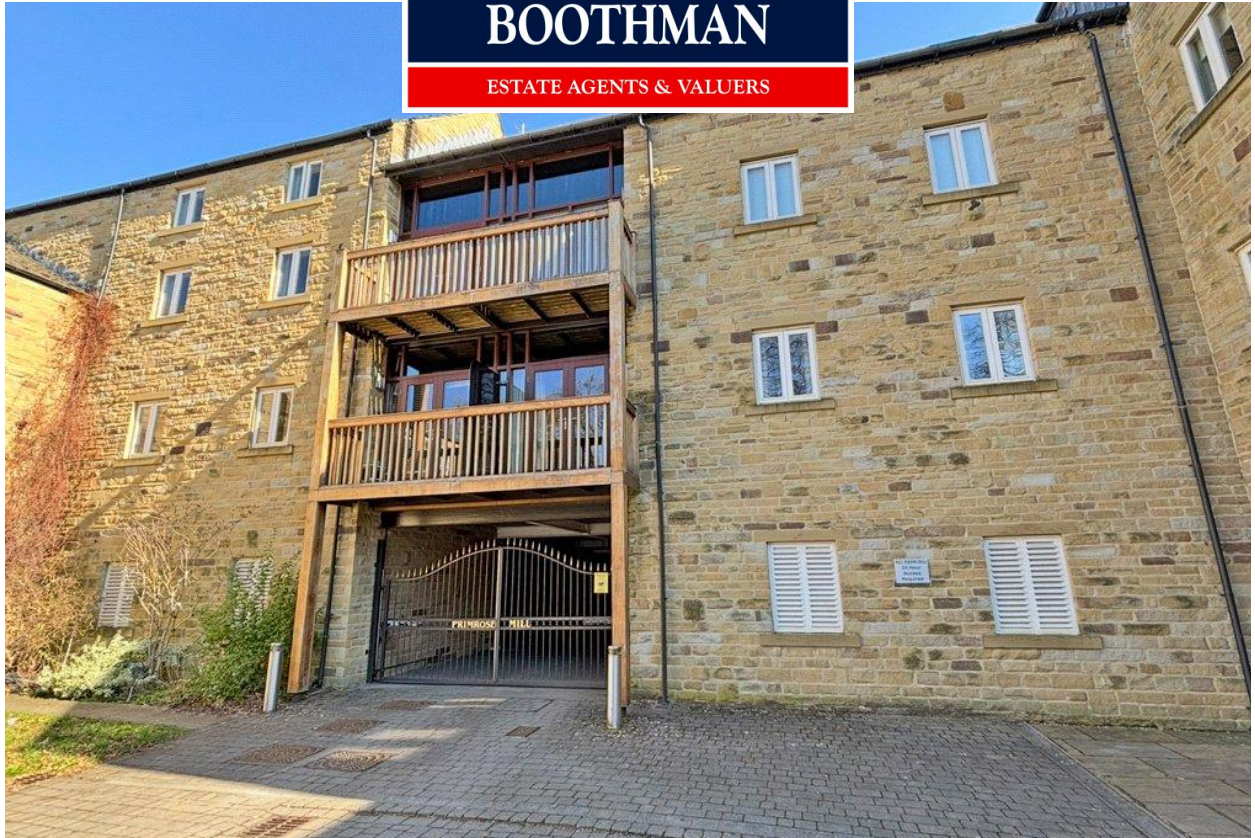


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



22 Primrose Mill, Embsay, Skipton,
North Yorkshire BD23 6NQ
Asking Price: £219,500



+ 2



+ 1



- An outstanding first floor apartment
- Two double bedroom en-suite.
- Superbly appointed and beautifully presented
- Delightful location in Embsay village with all amenities nearby

This outstanding and superbly appointed first floor apartment provides beautifully presented two double bedroomed en-suite accommodation pleasantly situated in an imaginatively planned residential development within the very popular village of Embsay which is surrounded by picturesque open countryside in the scenic Yorkshire Dales National Park.



With all local amenities nearby, this very appealing apartment includes a secure basement car parking space, quality contemporary fittings and fixtures throughout, sealed unit double glazing, an intercom entry facility and also the advantage of an electric central heating system incorporating conventional radiators.

Certainly providing an excellent opportunity, the apartment offers a high level of comfort and security.

Surrounded by beautiful open countryside adjacent to the Yorkshire Dales National Park, Embsay is served by local amenities including a well respected primary school, a Church, a shop/sub post office, two public houses, a village hall, community events, sports clubs, a bus service and the Embsay Heritage steam railway line.

The historic market town of Skipton known as the 'Gateway to the Dales' is less than two miles away providing extensive shops, amenities and services together with excellent secondary schooling.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it and very strongly recommended indeed for inspection, this superb apartment comprises in further detail:

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ESTATE AGENTS & VALUERS

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Web: www.harrison-boothman.co.uk

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With individual apartment mail boxes. Well maintained communal hallways and staircases. Lift access to all levels.

FIRST FLOOR

PRIVATE APARTMENT ENTRANCE DOOR

Leading to:

ENTRANCE HALL

With a security/video intercom entry system handset. Central heating radiator. Laminate light oak flooring. Recessed ceiling spotlights. Deep built-in store cupboard incorporating an electric light, the modern hot water cylinder and also the electric boiler unit. Contemporary white gloss panelled doors leading to all rooms and incorporating chrome fittings.

SPACIOUS OPEN PLAN LIVING AREA WITH KITCHEN

22'6" x 11'8" The kitchen area is superbly appointed with a range of stylish modern white gloss fronted base and wall units incorporating parquet effect worktop surfaces having matching surrounds. Soft closures. One and a half bowl stainless steel sink and drainer unit. Built-in AEG electric oven/grill in stainless steel finish. AEG four ring ceramic hob with a stainless steel backing plate and an extractor hood above in a glass and stainless steel finish chimney style canopy. Integrated fridge and freezer. Integrated dishwasher. Integrated Tricity Bendix washer/dryer. Laminate light oak flooring. Double central heating radiator. Recessed ceiling spotlights and down-lights beneath the wall units. To the living area there are sealed unit double glazed patio doors leading to the delightful timber decking balcony.

MASTER BEDROOM

15'2" x 10'9" (both maximum) with sealed unit double glazing, a central heating radiator and laminate oak flooring.

LUXURIOUS EN-SUITE SHOWER ROOM

Superbly appointed with a stylish contemporary white suite comprising a back-to-wall WC, a hand wash basin and a large shower cubicle incorporating a thermostatic shower. Contemporary wall tiling and a vanity shelf. Tiled flooring. Ladder central heating radiator in chrome finish. Shaver point. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO

11' x 9'7" (both maximum) with sealed unit double glazing, a central heating radiator and laminate oak flooring.

LUXURIOUS BATHROOM

Superbly appointed with a contemporary white suite comprising a back-to-wall WC, a hand wash basin and a panelled bath having a mixer tap together with a retractable hand-held shower. Contrasting half height wall tiling and also tiled flooring. Ladder central heating radiator in chrome finish. Shaver point. Extractor fan. Recessed ceiling spotlights.

OUTSIDE

There is an enclosed covered timber decking balcony - with balustrading and pleasant outlooks.

CAR PARKING

There is an allocated car parking space within the secure basement car park. Visitor parking is also available.

COMMUNAL BIN STORE AREA

TWO LOCKABLE COMMUNAL STORAGE AREAS

AGENTS NOTES

Some items of quality furniture may be available.

TENURE

The property is leasehold under the remainder of a 999 year lease. The current service charge payable is circa £300.21 per quarter and covers buildings insurance, communal maintenance, cleaning, gardening, window cleaning and maintenance of common ways. External painting and wood staining is also included.

SERVICES

All mains services are installed with the exception of gas. The electric central heating system incorporates conventional radiators. The property is connected to an Economy 10 electricity tariff.

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

Tel: Skipton 799993

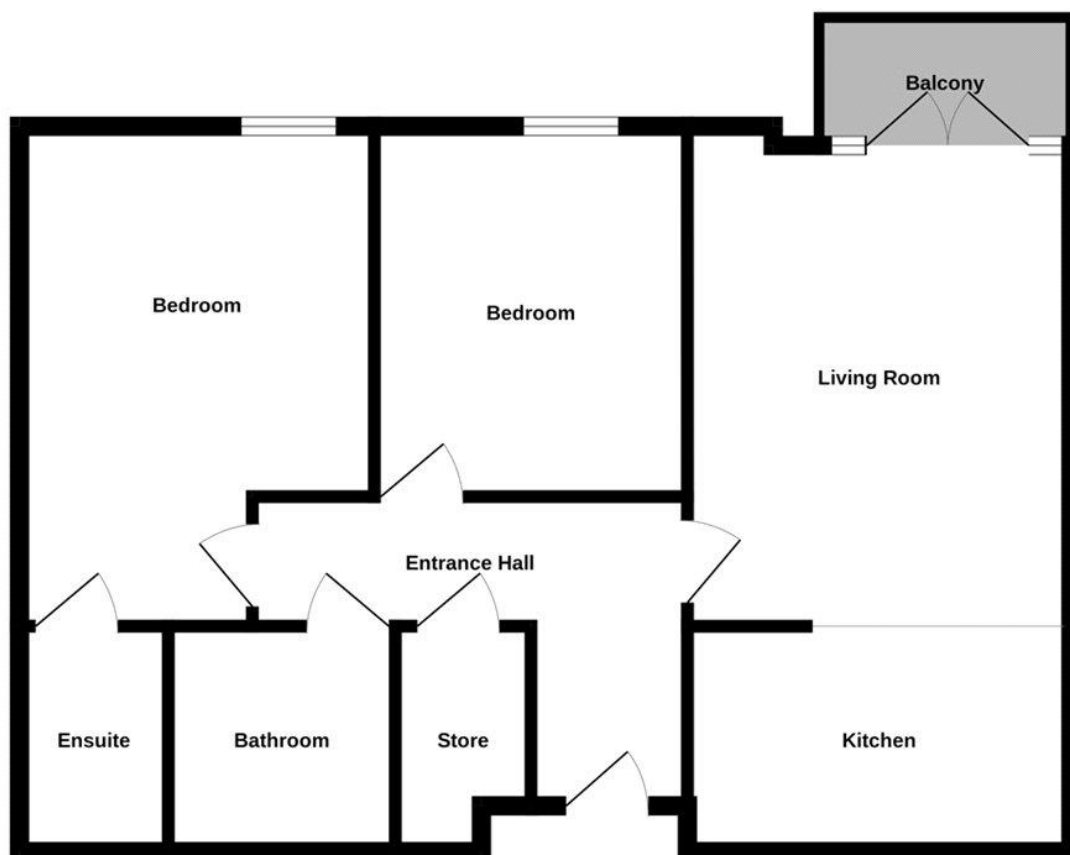
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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

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

Ref: RAH240225

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





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)

22 Primrose Mill Embsay SKIPTON BD23 6NQ	Energy rating C	Valid until: 3 March 2035
		Certificate number: 0446-3047-4207-2185-4200

Property type	Mid-floor flat
Total floor area	67 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	78 C	79 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.