

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



39 Dales Avenue, Embsay, Skipton,
North Yorkshire BD23 6PE
Asking Price: £425,000



+ 4



+ 2



- Imaginatively Extended
- Four Bedrooms
- En-Suite
- Beautiful Bespoke Kitchen
- Downstairs WC / Utility
- Fantastic Views

Superbly extended on both the ground and first floors, this extremely well appointed four bedroomed modern semi-detached family sized home provides imaginatively planned, versatile, and contemporary accommodation throughout. Standing in an exclusive location with internal inspection very strongly

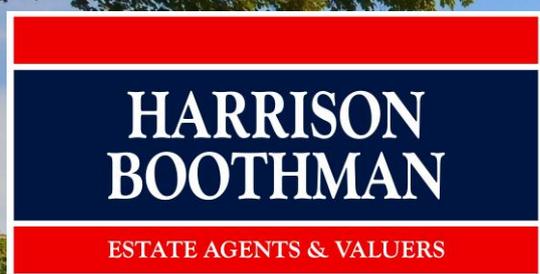


recommended indeed, this wonderful individual property enjoys private driveway car parking and a colourful established garden backing onto open picturesque fields offering scenic countryside views.

Very pleasantly situated at the head of a small cul-de-sac safely away from busy main roads whilst only minutes walking distance away from Embsay village centre amenities nearby, this particularly spacious property certainly provides an exciting opportunity and includes gas central heating, UPVC sealed unit double glazing, high quality contemporary fittings and fixtures throughout, the well equipped house comprises very briefly:

Reception hall. Sitting room. Bespoke dining kitchen with beautiful quartz worktops and quality appliances including a Bertazzoni range oven. Spacious living room open through to snug room/formal dining area. Useful utility room. Downstairs WC. On the first floor there is a landing. Four well planned double bedrooms. The primary bedroom benefits from a luxurious shower room en-suite. House bathroom. Outside the property includes a stone pebbled driveway providing off road private parking. The enclosed rear garden is stocked with colourful flowerbeds and an established lawn. Raised wooden decking area offering a delightful sitting out space. Beyond the characterful dry stone walls is open fields and countryside. Fantastic views.

The highly sought after village of Embsay benefits from a vibrant and 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 stream railway line connecting the village to Bolton Abbey whilst holding regular special events.



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The nearby Bolton Abbey is situated in the picturesque valley of Wharfedale and is famous for its historic ruins of a 12th Century Augustian 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 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.

This exceptional property is described in further detail below:

GROUND FLOOR

RECEPTION HALL

Composite front entrance door. Door mat well. Cloaks rail and a shoe cupboard. Staircase leading up to the first floor. Storage space underneath the staircase. Central heating radiator. Karndean flooring.

SITTING ROOM

15'5" x 12'1" UPVC sealed unit double glazed windows. Bespoke window shutters. Cast iron wood burning effect stove set on a decorative tiled hearth. Central heating radiator. Karndean flooring. Double doors leading into the snug room.

DINING KITCHEN

18' x 9'9" Appointed with a bespoke kitchen fitted with a range of base and wall cupboard and drawer units in a navy finish incorporating beautiful quartz worktops. Inset stainless steel sink with matching drainer unit. Neutral ceramic wall tiles. Built-in pantry. Bertazzoni range oven including five ring induction hob. Bosch stainless steel extractor canopy above. Integrated full height fridge. Integrated freezer. Built-in dishwasher. Underfloor heating. UPVC sealed unit double glazed bi-folding doors leading into the rear garden.

SNUG ROOM/FORMAL DINING ROOM

10'3" x 9'9" Large opening through to both the kitchen and living room. Protruding breakfast bar area. Vertical central heating radiator. Karndean flooring.

SPACIOUS LIVING ROOM

15'5" x 12'1" Attractive wooden ceiling beams. Range of UPVC sealed unit double glazing. Bespoke window shutters. UPVC sealed unit double glazed French doors leading into the rear garden. Wall light point. Two central heating radiators. Karndean flooring.

DOWNSTAIRS WC

With a two piece white suite comprising low suite WC and a small hand wash basin. Central heating radiator. Vinyl flooring.

UTILITY ROOM

Including fitted base and wall cupboards matching the kitchen with contrasting laminated worktop surfaces. Stainless steel sink with matching drainer. Plumbing and floor space for an automatic washing machine and dryer. UPVC sealed unit double glazed window. Composite side entrance door. Karndean flooring.

FIRST FLOOR

LANDING

Balustrade. Central heating radiator. Fitted carpets.

PRIMARY BEDROOM

11'9" x 10'7" UPVC sealed unit double glazed windows. Central heating radiator. Karndean flooring.

EN-SUITE SHOWER ROOM

Comprising low suite WC, a hand wash basin, and a large walk-in shower enclosure. Neutral ceramic walls tiles. Vertical central heating radiator. UPVC sealed unit double glazed window incorporating privacy glass. Vinyl flooring.

BEDROOM TWO

10' x 9'7" UPVC sealed unit double glazed windows. Central heating radiator. Karndean flooring.

BEDROOM THREE

10'3" x 9'5" UPVC sealed unit double glazed windows. Wonderful countryside views. Central heating radiator. Karndean flooring.

BEDROOM FOUR

11'3" x 9'3" UPVC sealed unit double glazed windows. Wonderful countryside views. Central heating radiator. Karndean flooring.

HOUSE BATHROOM

With a tastefully installed low suite WC, a hand wash basin, and a panelled bath accompanied by shower screen and shower over. Neutral ceramic wall tiles.

Vinyl flooring. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

At the front elevation there is a substantial stone pebbled driveway providing off road private parking.

The very pleasant enclosed rear garden is stocked with colourful flowerbeds, mature evergreen trees and shrubs, and an established lawn. Raised wooden decking area offering a delightful sitting out space. Pergola. Garden shed.

Outside lighting. Beyond the characterful drystone walls is open fields and countryside offering picturesque views.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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.

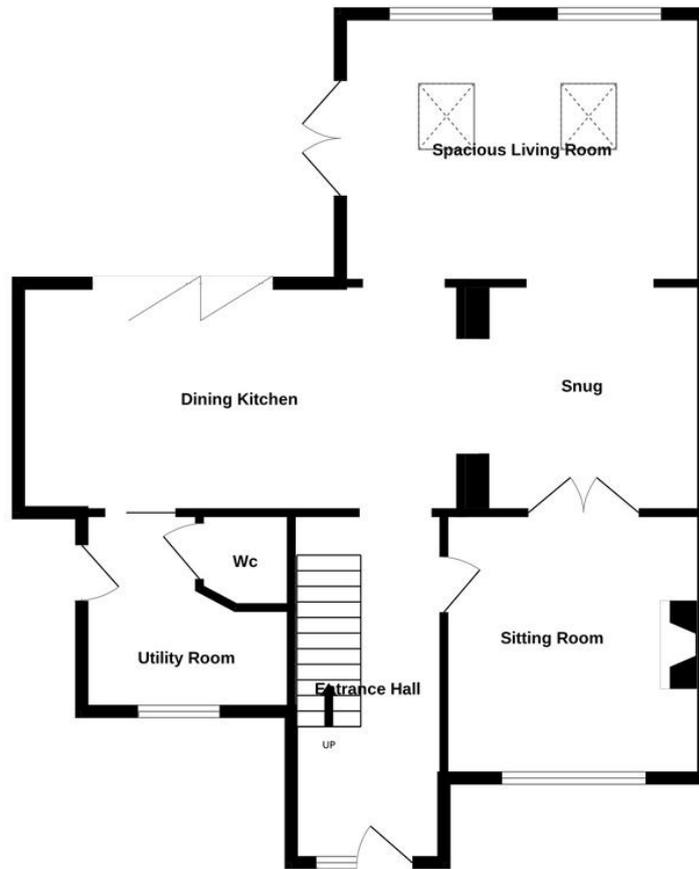
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

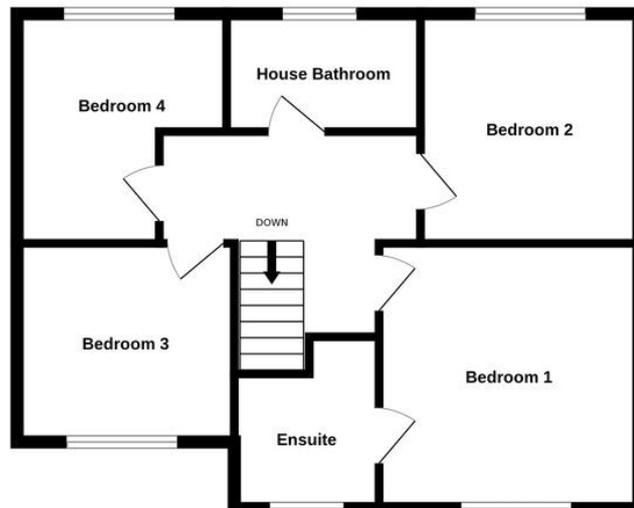




GROUND FLOOR



1ST 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)

39 Dales Avenue Embsay SKIPTON BD23 6PE	Energy rating C	Valid until: 11 February 2035
		Certificate number: 9423-3046-3202-9725-7200

Property type	Semi-detached house
Total floor area	129 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	70 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.