

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



10 Dalacres Crescent, Embsay BD23
6RW
Asking Price: £355,000



+ 3



+ 1



- Three/ Four Bedrooms
- Private Parking
- Lawned Rear Garden
- Village Location
- Viewing Essential

This imaginatively extended, spacious, and attractively improved individual semi-detached house provides family sized three/ four bed roomed accommodation also including an additional downstairs shower room. Standing in a particularly generous garden, including private parking for multiple vehicles, this very appealing property includes gas central heating together with UPVC sealed unit double glazing and is pleasantly situated



in the very popular village of Embsay with all local amenities nearby whilst beautiful open countryside is only a few minutes walking distance away.

Certainly providing an attractive opportunity and very strongly recommended for inspection, this well-equipped property offers briefly:

With much to commend it the property comprise in further detail:

An entrance hall, a living room including feature cast iron wood burning stove, superbly appointed dining kitchen with a contemporary range of fitted wall and base units including quartz worktops and integrated appliances, a rear porch/ utility, a fourth bedroom/ study and a downstairs three-piece shower room. Whilst on the first floor a landing leads to three well planned bedrooms and a contemporary house bathroom including a shower over the bath. To the front of the property is private parking for multiple vehicles and a small garden area, at the rear of the property is an established lawned garden with stone flagged patio seating area.

Surrounded by beautiful open countryside on the fringe of the Yorkshire Dales National Park, the very popular village of Embsay is served by a variety of local amenities including a sub post office/general store, two public houses, a well-respected primary school and pre-school, a Church, a Chapel, a village hall and a bus service. The village is also home to the Embsay to Bolton Abbey heritage steam railway line holding regular special events.

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



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With much to commend it, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With sealed unit double glazed UPVC entrance door. Gas central heating radiator. Stairs to the first floor.

LIVING ROOM

15'6" x 10'8" With sealed unit UPVC double glazed windows. Feature log burning stove with oak lintel and stone hearth. Gas central heating radiator.

DINING KITCHEN

21'10" x 8'9" Superbly appointed contemporary range of quality fitted base and wall units with contrasting granite worktop surfaces. Inset sink with drainer grooves into worktop surface. Integrated AEG high level electric oven. Integrated AEG microwave. AEG induction hob with extractor over. Integrated dishwasher. Concealed wall mounted gas boiler. UPVC sealed unit double glazing. UPVC sealed unit double glazed patio doors. Central heating radiator. Wood effect flooring.

BEDROOM FOUR/STUDY

10'7" x 9'9" With gas central heating radiator. Sealed unit UPVC double glazed window.

SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin, and a shower enclosure with thermostatic shower. UPVC sealed unit double glazing.

REAR ENTRANCE/UTILITY

With Sealed unit UPVC entrance door and sealed unit UPVC double glazed window. Plumbing for a washing machine.

FIRST FLOOR

LANDING

With Sealed unit UPVC double glazed window. Loft access.

MASTER BEDROOM

14'2" x 10'8" with gas central heating radiator. Sealed unit UPVC double glazed window. Ceiling spotlights. Range of fitted wardrobes.

BEDROOM TWO

9'3" x 7'7" with gas central heating radiator. Fitted storage. Sealed unit UPVC double glazed window.

BEDROOM THREE

9'3" x 7'7" with gas central heating radiator. Ceiling spotlights. Sealed unit UPVC double glazed window.

HOUSE BATHROOM

Well-appointed three-piece white suite comprising low suite w/c and hand wash basin set into vanity cabinet, fitted bath with thermostatic shower and glass shower screen. Contemporary full height wall tiles and contrasting floor tiles. Central heating towel radiator. UPVC sealed unit double glazing. Extractor fan.

OUTSIDE

To the front of the property there is a private driveway with parking for multiple vehicles, there is also a small front garden area.

At the rear there is a stone flagged patio and a large lawned garden providing a pleasant sitting out area.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

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.

Ref: AJT170426

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

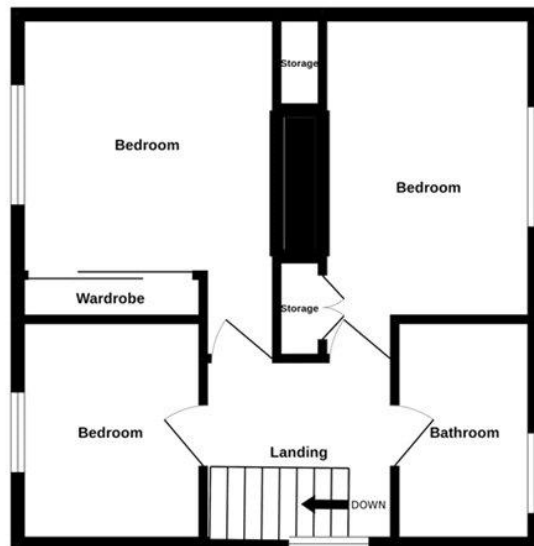




GROUND FLOOR



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)

10 Dalacres Crescent Embsay SKIPTON BD23 6RW	Energy rating D	Valid until: 21 September 2032
		Certificate number: 0110-2619-3015-2522-9395

Property type	Semi-detached house
Total floor area	105 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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.