

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



14 Park Crescent, Embsay, Skipton
BD23 6PB
Asking Price: £575,000



+ 5



+ 2



- 5 double bedroom detached home
- Spacious and versatile internal layout
- Wood burning stove
- Utility room
- Impressive re-fitted kitchen with quartz island
- Range of integrated appliances
- Impressive garden/family room
- Extensive driveway parking



This truly outstanding five double bedroom detached family home has been subject to a comprehensive scheme of renovation and extension in recent years to provide deceptively spacious accommodation equipped with high quality, stylish and contemporary fixtures and fittings throughout.

Including generous private driveway parking together with a delightful rear garden enjoying an excellent degree of privacy, this beautifully updated and particularly spacious home must be viewed first hand in order to be fully appreciated offering an extremely versatile layout ideal for a growing family requiring additional rooms and living space to suit a variety of uses.

Including three well planned bedrooms and a stylish house bathroom to the first floor together with two further bedrooms and a shower room to the ground floor, the versatile layout could suit a wide range of potential purchasers being ideal for anyone working from home or perhaps those searching for spacious, single storey ground floor living accommodation with additional guest accommodation to the first floor.

To the ground floor a well equipped entrance porch/boot room with bespoke range of fitted storage leads through into a traditional reception hallway with glazed internal doors. The spacious L-shaped living room features a cosy wood burning stove whilst the beautifully appointed re-fitted dining kitchen incorporates a large central island/breakfast bar, quartz worktop surfaces and a good range of integrated appliances including an instant boiling water tap. There is access from both the living room and the kitchen into a magnificent open plan garden/family room at the rear including large twin sliding doors set into an impressive glazed opening overlooking the garden. This superb room also features a stylish corner cocktail bar area, ideal for entertaining, whilst both the kitchen and the garden room are equipped with wet

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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

underfloor heating. The ground floor also includes an optional master bedroom with range of fitted furniture, a stylish house shower room with drench head shower, a well equipped utility room and a further spacious bedroom, suitable for a variety of uses, currently being utilised as a home office and gym. This room also includes separate external access at the side offering further versatility. To the first floor a landing leads to a further optional master bedroom with superb walk-in wardrobe and built-in dressing table. There are two further double bedrooms, both of which include built-in storage together with views towards the surrounding hills and countryside. All first floor bedrooms are served by a modern house bathroom and there may be potential to create a further en-suite shower room if required.

Cleverly designed with an emphasis on both fun and functionality, this very exciting property is highly recommended for inspection and is certain to impress.

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 and Chapel, a village hall and a bus service. The village is 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 including an excellent choice of secondary schooling and a high street market four days a week.

Equipped with UPVC sealed unit double glazing together with a modern boiler providing gas central heating, the spacious and well equipped accommodation comprises in further detail:

GROUND FLOOR

FRONT ENTRANCE PORCH/BOOT ROOM

With quality composite sealed unit double glazed front entrance door together with matching UPVC sealed unit double glazed side panels. Further UPVC sealed unit double glazed window to the side enjoying views towards the hills. Fitted shelving, coat hooks and built-in base storage cupboards. Chrome towel radiator. Slate effect tile flooring. Multi-paned bevelled glazed door with matching side panel leading to:

RECEPTION HALL

With spindled staircase leading off to the first floor incorporating a useful alcove area beneath together with built-in store cupboard. Central heating radiator. Grey oak effect flooring. Glazed doors to the kitchen and the living room.

SPACIOUS L-SHAPED LIVING/DINING ROOM

20'7" x 15'7" (both maximum) With cast iron wood burning stove set within a traditional painted timber surround incorporating substantial stone hearth. Wide UPVC sealed unit double glazed window to the

front. Two central heating radiators. Grey oak effect flooring. Timber sealed unit double glazed window together with twin glazed doors adjoining the garden room.

IMPRESSIVE RE-FITTED DINING KITCHEN

20'5" x 11'3" Superbly appointed with an excellent range of stylish and contemporary fitted wall and base units in a timeless wood grain finish together with luxurious white quartz worktop surfaces and full height up-stand. Complementary central island/breakfast bar incorporating a one and a half bowl recessed sink with drainer grooves into the worktop surface. The island also includes an integrated dishwasher together with pull out refuse/recycling bins. Twin multi function Neff high level integrated ovens. Four ring Neff induction hob with concealed extractor fan over. Samsung American style fridge/freezer with ice/water dispenser (negotiable). Pull out larder cupboard incorporating shelving and space for a free-standing microwave. Recessed ceiling spotlights. UPVC sealed unit double glazed window to the front. Grey oak effect flooring incorporating wet underfloor heating. Opening with steps leading down to the:

IMPRESSIVE GARDEN/FAMILY ROOM

25'9" x 10'2" (both maximum) With wide twin sliding UPVC sealed unit double glazed doors together with large matching side panels providing a large glazed opening overlooking the delightful garden at the rear. Recessed ceiling spotlights. Grey oak effect flooring incorporating wet underfloor heating. Two roof lights. Excellent range of fitted cupboards providing an attractive corner cocktail bar area including an integrated wine rack. Quartz worktop surfaces together with matching up-stands. Steps up to the twin glazed doors adjoining the living room. Further part glazed door leading to:

INNER HALLWAY

With grey oak effect flooring. Recessed ceiling spotlights. Central heating radiator.

UTILITY ROOM

6' x 5'7" Superbly appointed with a dark granite effect worktop surface incorporating a stainless steel sink and drainer unit together with built-in base cupboard beneath. Plumbing for an automatic washing machine. Space for a dryer. Appliances negotiable. Concealed wall mounted modern Worcester gas central heating combination boiler. UPVC sealed unit double glazed window. Chrome towel radiator. Grey oak effect flooring. Recessed ceiling spotlights. Fitted shelving and coat hooks.

GROUND FLOOR BEDROOM (OPTIONAL MASTER BEDROOM)

10'3" x 9'11" (plus wardrobes and entrance recess) Superbly appointed with an excellent range of fitted wardrobes together with matching bedside cabinets. UPVC sealed unit double glazed window overlooking the rear garden. Central heating radiator.

GROUND FLOOR SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, hand wash basin set on a vanity cupboard and a wide walk-in shower incorporating a chrome dual/drench head mixer shower. Designer towel radiator. Recessed ceiling spotlights. Extractor fan. UPVC sealed unit double glazed window. Shower wall boarding. LVT flooring.

GROUND FLOOR BEDROOM FIVE/GYM/STUDIO

14'5" x 8'9" A versatile room that would suit a variety of uses having the benefit of separate external access via a UPVC sealed unit double glazed door at the side. UPVC sealed unit double glazed window to the front. Grey oak effect flooring. Vaulted ceiling with feature spotlighting. Central heating radiator. Fitted cupboard.

LANDING

With sealed unit double glazed velux roof window. Recessed ceiling spotlights. Built-in double cupboard. Loft hatch with drop down ladder leading to a loft storage void.

BEDROOM (OPTIONAL MASTER BEDROOM)

16'2" x 13'8" (both maximum including walk-in wardrobe and dressing area) Superbly appointed with a fitted dressing area/table with power sockets above. Superb walk-in wardrobe/dressing room with fitted light. UPVC sealed unit double glazed window. Sealed unit double glazed velux roof window incorporating a black-out-blind. Central heating radiator. Deep built-in eaves storage cupboard.

BEDROOM TWO

13'1" x 9'10" (both maximum including restricted head height) With two UPVC sealed unit double glazed windows enjoying views towards the hills. Sealed unit double glazed velux roof window incorporating a black-out-blind. Central heating radiator. Eaves storage cupboards. High level TV point.

BEDROOM THREE

11'2" x 11'1" (both maximum) With UPVC sealed unit double glazed window enjoying views towards the hills. Range of fitted wardrobes. Central heating radiator. Sealed unit double glazed velux roof window incorporating a black-out-blind. High level TV point.

HOUSE BATHROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, wide hand wash basin set upon a floating vanity drawer unit and a panelled P-shaped bath with chrome mixer shower over. Partial ceramic wall tiling. Fitted vanity mirror incorporating a light and shaver point. UPVC sealed unit double glazed window. Double glazed velux roof window. Recessed ceiling spotlights. Extractor fan. Chrome towel radiator. Tiled flooring. Recessed niche/shelf to the shower area. Deep built-in cupboard together with shelving alongside.

OUTSIDE

The property benefits from easy private driveway parking to the front via a recently resurfaced tarmac drive measuring circa 11 meters in width. Attractive drystone boundary walling together with colourful raised planted border. External lighting. Pebbled beds planned for ease of maintenance extending to the front and side with gated access at the side. Further gated access to the remaining side together with EV charging point and external cold water tap.

To the rear the property benefits from a particularly attractive, fully enclosed south west facing garden enjoying a good degree of privacy incorporating a generous Indian stone flagged patio adjoining the house with steps and low stone retaining wall leading down to a lawn surrounding by colourful raised border. Good sized timber garden shed measuring circa 10' x 7'. External lighting. Further external water tap. External power points.

COUNCIL TAX BAND

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

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.

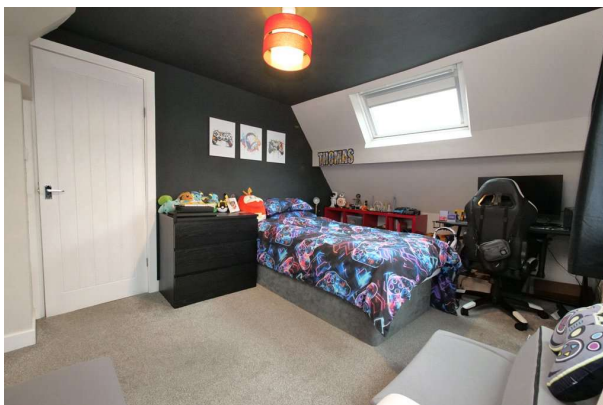
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: SBS151025

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

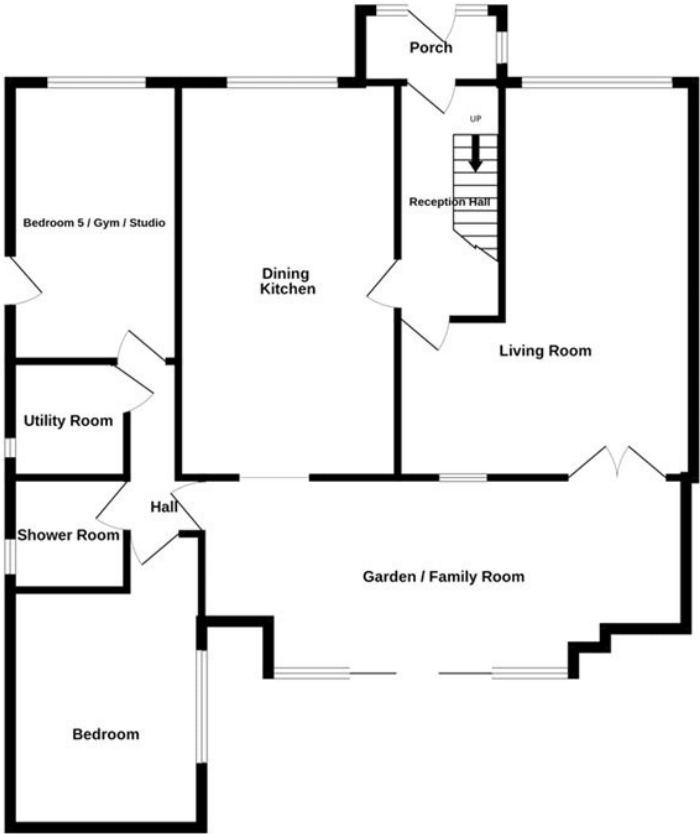




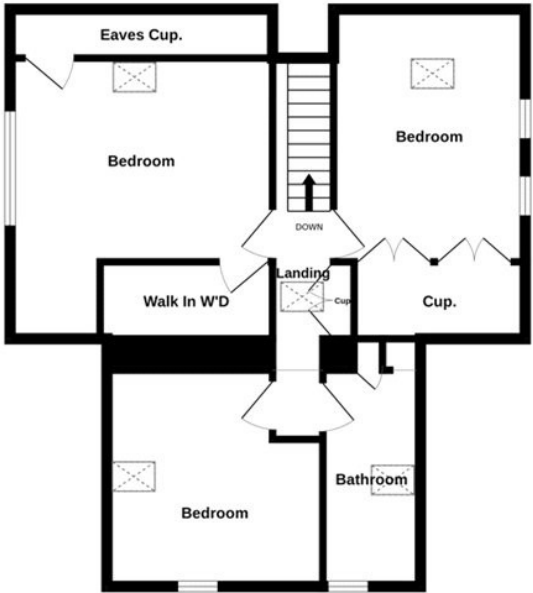




GROUND FLOOR



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)

14 Park Crescent Embsay SKIPTON BD23 6PB	Energy rating C	Valid until: 2 March 2033
		Certificate number: 0426-3024-3207-0547-5200

Property type	Detached bungalow
Total floor area	171 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	69 C	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.