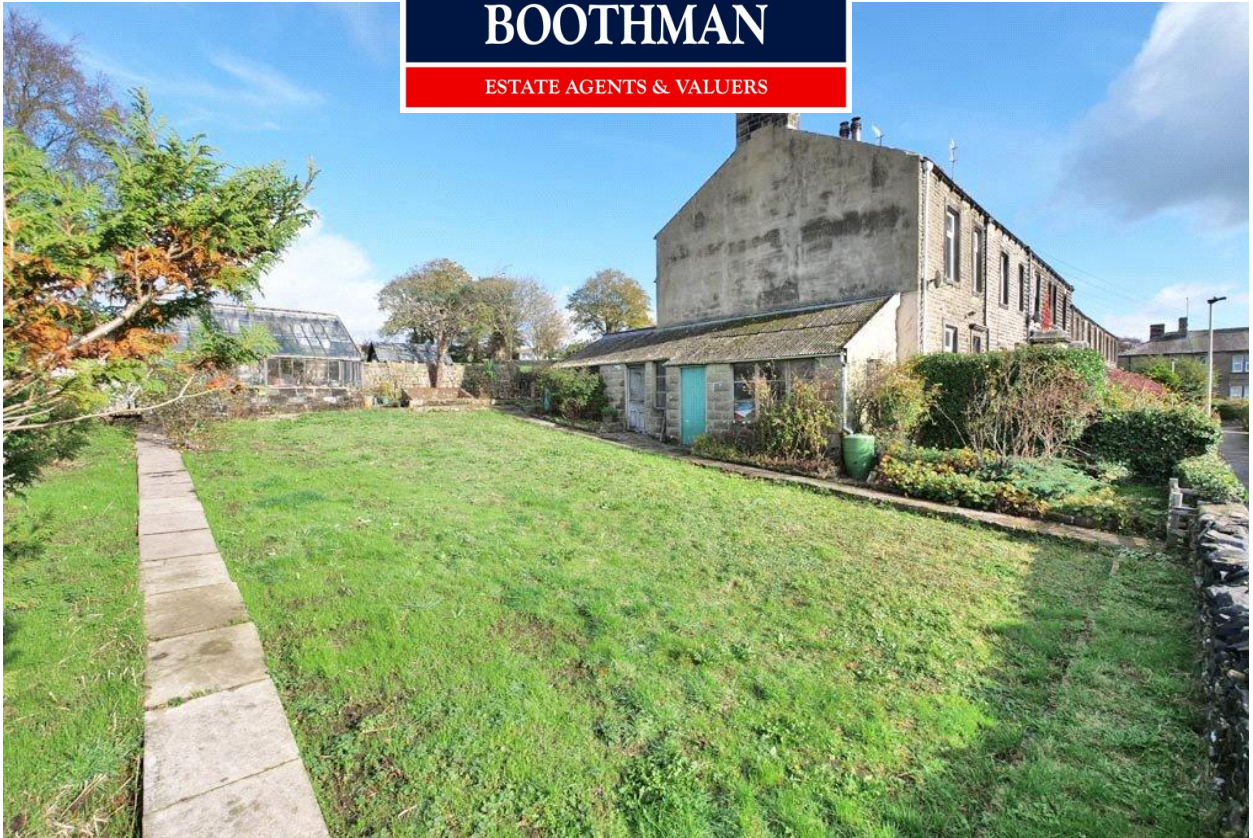


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ESTATE AGENTS & VALUERS



7 Rock View Terrace, Embsay BD23
6QB
Guide Price: £315,000



+ 3



+ 1



- No Forward Chain
- Large Garden
- Three Bedroom End Terrace
- Further Potential To Extend
- Long Distance Views

Including the great advantage of a particularly generous lawned garden backing onto fields and countryside, this individual three-bedroom end terraced stone cottage is superbly situated in a slightly elevated location within Embsay village centre with all local amenities nearby.



With further potential to extend or create a separate dwelling, subject to planning permission, this very appealing property includes gas central heating together with sealed unit double glazing and is strongly recommended for inspection, offering briefly:

An entrance hall, a living room with feature fireplace, a dining room, and a fitted kitchen with useful understairs storage. Whilst on the first floor a landing leads to three well planned bedrooms, a shower room and a separate w/c. Externally there is a small front garden, whilst at the rear a yard leads to adjoining outbuildings, including a boiler room, garden store, worktop and two smaller adjoining store places. To the side of the property is a large lawned garden area including a green house, backing onto fields enjoying fine long-distance views towards Embsay Crag.

Surrounded by beautiful open countryside and moorland, 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 home to the Embsay to Bolton Abbey Heritage steam railway line holding regular special events.

The nearby historic market town of Skipton provides extensive shopping and recreational facilities together with excellent secondary schooling. The villages on the southern fringe of the Yorkshire Dales National Park, offering some of the finest countryside and scenery in the UK.

Certainly providing a unique opportunity, this delightful property has much to commend it and comprises in further detail:

GROUND FLOOR

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ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door. Central heating radiator. Staircase leading to first floor landing.

LIVING ROOM

13'01" x 11' With UPVC sealed unit double glazing. Period tiled fireplace with an open grate and a tiled hearth. Central heating radiator. Built in base alcove cupboards.

DINING ROOM

12'08" x 12'05" With UPVC sealed unit double glazing. Feature open fire with tiled fireplace and hearth. Central heating radiator. Floor to ceiling built in alcove cupboards. Yorkshire stone flagged floor.

FITTED KITCHEN

8'07" x 6'01" Well-appointed white fronted fitted wall and base units with contrasting granite effect worktop surfaces. Stainless steel sink and drainer unit. Electric cooker point with built in extractor above. Open through to understairs storage. UPVC sealed unit double glazing enjoying fine long-distance views over fields to Embsay Crag beyond. Timber glazed rear entrance door. Central heating radiator.

FIRST FLOOR

LANDING

With spindle balustrade.

BEDROOM ONE

15' x 11'09" With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM TWO

11'10" x 8'10" With UPVC sealed unit glazing enjoying fine long-distance views over fields to Embsay Crag beyond. Central heating radiator.

BEDROOM THREE

12'01" x 5'11" With UPVC sealed unit double glazing. Built in wardrobe. Central heating radiator.

SHOWER ROOM

Well-appointed two-piece white suite comprising shower enclosure housing thermostatic shower and pedestal hand wash basin. Central heating radiator. UPVC sealed unit double glazing.

SEPARATE W/C

With low suite w/c. UPVC sealed unit double glazing.

OUTSIDE

To the front of the property is a small garden area.

At the rear of the property is an enclosed yard enjoying fine long-distance views over fields towards Embsay Crag beyond leading to:

BOILER ROOM

11'05" x 7'05" With timber entrance door. Timber single glazed window. Wall mounted gas boiler. Light and power. Internal door through to:

WORKSHOP

7'03" x 6'10" With timber single glazed window. Timber entrance door through to garden.

GARDEN STORE

14'09" x 8'10" With timber single glazing. Dual aspect timber single glazed windows.

TWO ADJOINING STONE OUT BUILDINGS

To the side of the property is a large lawned garden area including a green house, backing onto fields enjoying fine long-distance views towards Embsay Crag. This area of land could provide potential for a side extension/ separate dwelling subject to planning approval.

COUNCIL TAX BAND

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

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

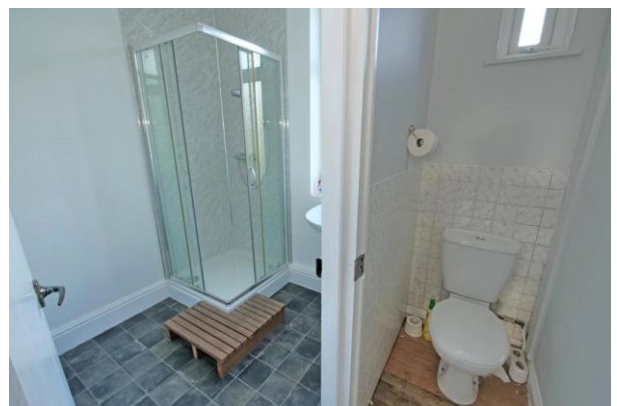
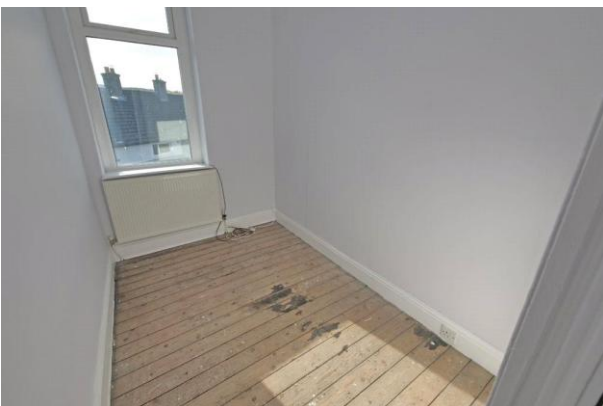
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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: AJT231025

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





These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.