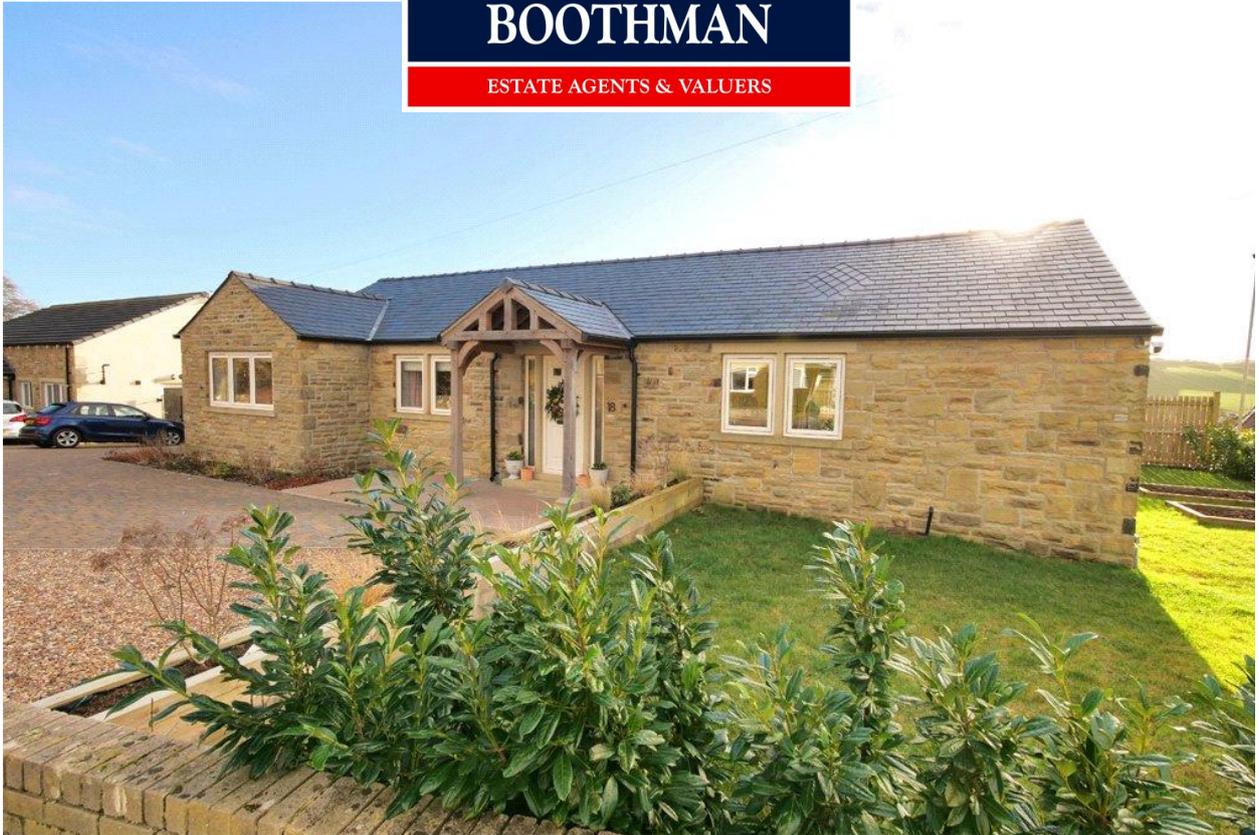


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Millholme Rise, Embsay, Skipton,
North Yorkshire BD23 6NU
Asking Price: £595,000



+ 3



+ 2



- Beautifully renovated detached bungalow
- Spacious three bedroom en-suite design
- South facing gardens
- Private parking plus adjoining garage
- Bi-folding doors
- Zoned underfloor heating
- Contemporary interior with high specification
- Two luxury bathrooms
- Sought after village on the edge of the Yorkshire Dales National Park

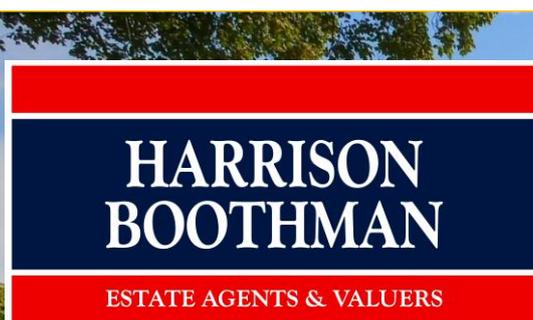


This beautifully renovated stone fronted detached bungalow provides an exceptionally high standard of accommodation having been subject to considerable expenditure in recent years. Offering spacious three bedroom en-suite accommodation with an extremely well appointed interior.

Standing in a slightly elevated position commanding fine long distance views whilst incorporating attractive south facing gardens to the side and rear, this outstanding property also benefits from generous driveway parking together with a useful adjoining garage and is situated in a desirable village location only a few minutes drive from the centre of Skipton yet surrounded by beautiful open countryside on the boundary of the scenic Yorkshire Dales National Park.

This very distinctive home has been updated to meticulous standards throughout, having been fully re-roofed and re-rendered together with other high quality enhancements such as bi-folding doors and efficient 'zoned' underfloor heating to the kitchen, living room, hallway and utility. The interior is tastefully decorated in a warm neutral colour scheme throughout and with all rooms benefiting from an excellent degree of natural light. In particular the impressive 'triple aspect' living room offers a wonderful sense of light and openness, having long distance views towards the hills whilst also featuring a semi vaulted ceiling.

To the front an impressive oak framed porch canopy leads to a spacious reception hallway featuring an excellent range of built-in store cupboards and with a fully fitted utility/cloak room beyond. Twin glazed doors lead through into the magnificent open plan living room equipped with high specification kitchen incorporating quality Silestone worktops, a large peninsular breakfast bar, a good range of integrated appliances and contemporary four leaf bi-folding doors leading onto the south facing rear patio providing excellent outdoor dining and entertaining space. There are three well planned bedrooms, all also having



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a good degree of natural light and with the master benefiting from a stylish en-suite shower/wet room. The luxurious house bathroom is equipped with a contemporary four piece suite incorporating a double ended bath together with large walk-in shower.

Externally the level gardens have been significantly landscaped to provide attractive lawned areas extending to both the side and the rear together with a generous stone flagged south facing patio area providing a particularly appealing feature. There is ample private parking directly to the front together with the good sized adjoining garage, currently used as a home gymnasium.

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 a modern boiler providing full mains gas central heating together with high specification windows in a contemporary flush external finish, this superbly updated property has the feel of a quality, newly constructed home and is very strongly recommended indeed for inspection. Comprising in further detail:

GROUND FLOOR

ATTRACTIVE OAK FRAMED OPEN PORCH CANOPY

Leading to the:

SPACIOUS RECEPTION HALLWAY

13'11" x 8'7" (both maximum) With composite sealed unit double glazed front entrance door together with matching side panel. Excellent range of built-in cupboards. Engineered oak flooring equipped with underfloor heating. Recessed ceiling spotlights. Timber wall panelling. Twin glazed doors leading to:

SPACIOUS OPEN PLAN LIVING ROOM AND KITCHEN

21'3" x 19'6" Superbly appointed with a range of stylish and contemporary two tone fitted wall and base units incorporating white quartz Silestone worktop surfaces. Large 3m matching breakfast bar peninsular incorporating feature pendent lighting above. Double built-in pantry cupboard incorporating fitted shelf and power for smaller concealed appliances. Four ring Bosch induction hob with integrated extraction duct. Twin integrated Bosch multi-function fan ovens/grills. Integrated dishwasher. Cold water plumbing for an American style fridge/freezer (fridge/freezer negotiable). Sealed unit double glazed windows to the front and side enjoying long distance views together with a feature full height window to the side. Four

leaf anthracite grey bi-folding doors leading onto the attractive south facing patio. Vaulted ceiling. Recessed ceiling spotlights. Engineered oak flooring. Underfloor heating.

UTILITY ROOM

Superbly appointed with a range of contemporary fitted wall and base units to match the kitchen. Oak effect worktop surfaces. Composite sink and drainer unit. Concealed Worcester gas central heating boiler. Plumbing for an automatic washing machine. Space for a dryer. Sealed unit double glazed velux roof window. Sealed unit double glazed window to the rear. Engineered wood flooring equipped with underfloor heating. Recessed ceiling spotlights. Painted timber wall panelling incorporating coat pegs/hooks.

MASTER BEDROOM

15'2" x 11'9" (both maximum) With sealed unit double glazed window to the front. Timber wall panelling. Range of wardrobes (negotiable). Recessed ceiling spotlights. Column style central heating radiator. Doorway leading to the:

LUXURIOUS EN-SUITE SHOWER/WET ROOM

Superbly appointed with a contemporary white suite comprising low suite WC, hand wash basin set on a vanity cupboard and a walk-in shower housing a drench head mixer shower. Contemporary wall and floor tiling. Dual fuel towel radiator. Two wall light points. Sealed unit double glazed window. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO

11'10" x 10'4" (both maximum) With sealed unit double glazed window. Column style central heating radiator. Recessed ceiling spotlights. Two wall light points.

BEDROOM THREE

10'9" x 8'7" With sealed unit double glazed window. Recessed ceiling spotlights. Column style central heating radiator.

LUXURIOUS HOUSE BATHROOM

Superbly appointed with a contemporary four piece suite comprising low suite WC, hand wash basin set on a vanity drawer unit, a double ended bath with mixer tap/hose attachment and a large walk-in shower with drench head mixer shower. Tiled flooring. Recessed ceiling spotlights. Sealed unit double glazed window. Towel radiator. Extractor fan. Recessed mirror.

OUTSIDE

There is a shared access driveway entrance leading to a generous private parking directly in front of the property. External cold water tap. External lighting. Indian stone paved frontage. Wiring provision for EV charger (no terminal). The driveway also leads to the:

ADJOINING GARAGE

20'6" (approx. depth) x 8'10" (widening to 14'2") With up and over door. Light and power. Cold water tap. Two sealed unit double glazed windows to the side.

There are attractive lawned gardens extending to the front, side and rear enjoying long distance views and incorporating laurel evergreen hedging.

To the rear there is an attractive south facing stone flagged patio adjoining the house, also having views. External power. External cold water tap.

COUNCIL TAX BAND

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

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: SBS070126

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

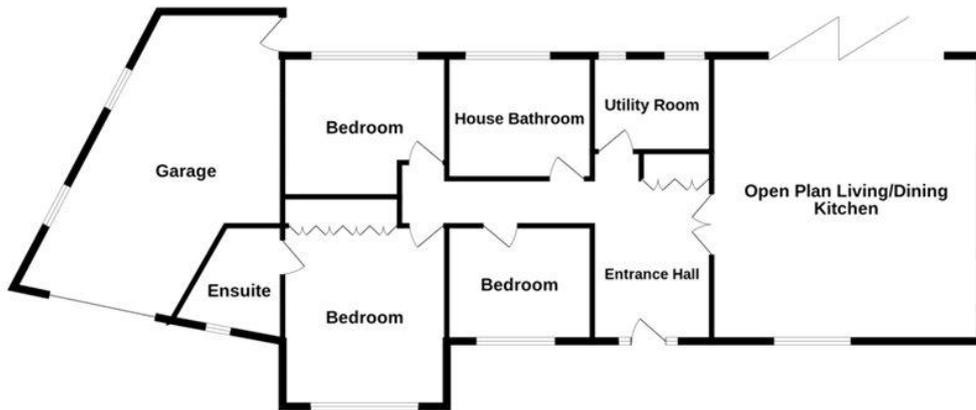








GROUND FLOOR



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)

18 Millholme Rise Embsay SKIPTON BD23 6NU	Energy rating C	Valid until: 6 January 2036
		Certificate number: 5436-7529-3100-0753-3202

Property type	Detached bungalow
Total floor area	112 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	72 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.