

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



20 East Lane, Embsay, Skipton BD23
6QA
Asking Price: £249,950



+ 3



+ 1



- Three Bedroom
- Superbly Appointed Kitchen
- Two Reception Rooms
- Enclosed Rear Yard
- Village Location

This traditional garden fronted stone built terraced provides superbly appointed three bedroom accommodation and is very strongly recommended indeed for internal inspection.



Enjoying fine long distance views at the front over Embsay to the countryside beyond and open aspects at the rear over fields, this well-equipped cottage enjoys a slightly elevated setting in the very popular village of Embsay with all local amenities nearby and also enjoying fine long distance views at the front.

With the benefits of gas central heating, UPVC sealed unit double glazing and character features, this outstanding property comprises very briefly;

An entrance hall, a living room with feature cast iron open fire, a dining room with Yorkshire stone flagged flooring, useful storage cupboard under the stairs and a superbly appointed breakfast kitchen with a quality range of wall and base units incorporating built in appliances. Whilst on the first floor the landing leads to three well planned bedrooms and a house bathroom with a shower to the bath. Externally the property benefits from a small garden frontage and an enclosed stone flagged rear yard providing a pleasant sitting out 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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Certainly providing a superb opportunity to acquire an attractive three bedroom cottage in such an appealing location, this property has much to commend it and comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With substantial timber entrance door and top light. Central heating radiator. Staircase leading to first floor landing. Exposed floorboards.

LIVING ROOM

13'08" x 11' With UPVC sealed unit double glazing. Central heating radiator. Cast iron open fire set on stone hearth with timber fireplace surround. Built in alcove cupboard. Exposed floorboards.

DINING ROOM

13'07" x 12'10" With UPVC sealed unit double glazing. Central heating radiator. Recessed fireplace and stone hearth. Yorkshire stone flagged flooring. Central heating radiator. Useful large storage cupboard under the stairs.

FITTED KITCHEN

14'11" x 7'08" Superbly appointed quality range of light grey fronted wall and base units incorporating wood effect worktop surfaces having tiled surrounds. Built in electric oven. Four ring gas hob with extractor over. Integrated fridge and freezer. Integrated dishwasher. Plumbing for an automatic washing machine. Central heating radiator. Two sealed unit double glazed windows. Recessed ceiling spotlights. Stable timber rear entrance door with access to the enclosed rear yard.

FIRST FLOOR

LANDING

With spindle balustrade.

BEDROOM ONE

13' x 10'09" With UPVC sealed unit double glazing enjoying views over Embsay towards the countryside beyond. Central heating radiator. Built in storage cupboard.

BEDROOM TWO

10'11" x 10'09" With UPVC sealed unit double glazing enjoying long distance views over fields at the rear. Central heating radiator.

BEDROOM THREE

9'08" x 5'10" With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

Superbly appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and fitted bath including dual head thermostatic shower and glass shower screen. UPVC sealed unit double glazing. Central heating towel radiator. Recessed ceiling spotlights. Extractor. Wood effect flooring.

OUTSIDE

There is a small, raised garden frontage/ sitting out area.

To the rear of the property is an enclosed stone flagged rear yard 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: AJT250226

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



Energy performance certificate (EPC)

20 East Lane Embsay SKIPTON BD23 6QA	Energy rating D	Valid until: 28 February 2036
		Certificate number: 2635-3059-7202-7196-5204

Property type	Mid-terrace house
Total floor area	86 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 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
55-68	D	61 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.