

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Tannery Lane, Embsay, Skipton,  
North Yorkshire BD23 6NF  
Asking Price: £485,000



+ 5



+ 3



- Stone-built townhouse
- Spacious family sized accommodation
- Five large bedrooms
- Beautifully appointed throughout
- Private driveway and garaging
- Popular location within Embsay

This outstanding, spacious and superbly appointed individual five bed roomed en-suite stone semi-detached house is imaginatively planned on three floors to provide well equipped and versatile accommodation of particular merit which is very strongly recommended indeed for inspection.



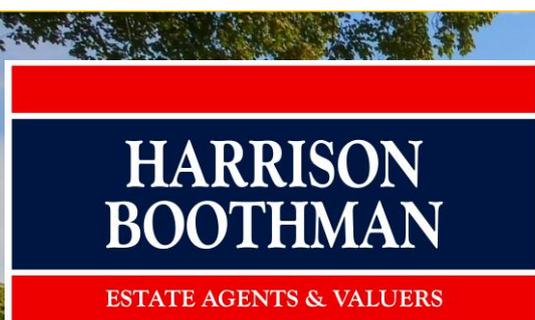
Enjoying a prime position with a south facing garden with the advantage of a private driveway and a single garage, this family sized property with over 1700 square feet of living accommodation includes gas central heating, sealed unit double glazing, a security alarm and quality contemporary fittings and fixtures.

Described briefly, this very appealing home comprises:

An entrance hall, a WC, a living room with French doors onto the south-facing garden and the spacious fitted dining kitchen which is superbly appointed with a quality range of contemporary units including granite worktops and built-in appliances. On the first floor is a spacious master bedroom including fitted wardrobing and a stylish en-suite shower room. There is also a second double bedroom, a bedroom/study and a bathroom with a quality contemporary three piece suite. On the second floor are two further double bedrooms and a further bathroom suite.

Externally there is an easily manageable front garden with a large private block paved double-width driveway providing access to the single garage. The enclosed south facing rear garden provides an attractive feature including artificial lawns, boundary hedging to enhance privacy and a stone flagged patio which offers a very pleasant sitting out area.

Pleasantly located in the very popular village of Embsay, Tannery Lane is situated in the exclusive Primrose Glen residential development only a few minutes walking distance from all village centre amenities nearby whilst quietly away from main roads and through traffic.



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Surrounded by beautiful open countryside adjacent to the picturesque Yorkshire Dales National Park, Embsay is served by local amenities including a well respected primary school, a Church, a shop/sub post office, two public houses, a village hall, community events, sports clubs, a bus service and the Embsay Heritage steam railway line.

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

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

This extensive family home certainly provides a superb opportunity, comprising in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a substantial hardwood front entrance door. Central heating radiator. Security alarm control. Recessed low voltage ceiling spotlights. Staircase to the first floor with a spindled balustrade. Built-in store cupboard under stairs. Oak veneer doors to all internal ground floor rooms.

### WC

With a two piece white suite comprising a low suite WC and a hand wash basin. Tiled flooring. Central heating radiator. Recessed low voltage ceiling spotlights. Extractor fan.

### SPACIOUS LIVING ROOM

15'8" x 14'9" with sealed unit double glazed twin French doors to the attractive rear garden. Central heating radiator. Recessed low voltage ceiling spotlights.

### SPACIOUS FITTED DINING KITCHEN

19'5" x 8'9" well equipped with a quality range of contemporary units in white gloss styles providing contrasting granite worktop surfaces having matching up-stands. Built-in one and a half bowl stainless steel sink incorporating a worktop drainer and a pillar tap. Built-in AEG split level double oven. AEG five ring gas on glass hob having an AEG extractor hood above in a stainless steel finish chimney style canopy. Integrated appliances including a dishwasher, washing machine, fridge and freezer. Hardwood sealed unit double glazed window. Recessed low voltage ceiling spotlights. Central heating radiator.

## FIRST FLOOR

### LANDING

With a spindled balustrade and a matching staircase giving access to the second floor. Central heating radiator. Deep built-in store cupboard with fitted shelving. Recessed low voltage ceiling spotlights.

#### LARGE MASTER BEDROOM

15'9" (into wardrobes) x 11'6" with sealed unit double glazing. Central heating radiator. Quality range of fitted wardrobes. Recessed low voltage ceiling spotlights.

#### EN-SUITE SHOWER ROOM

With a quality contemporary white suite comprising a hand wash basin, a low suite WC and a large shower cubicle including an overhead drench shower. Contrasting wall tiling and floor tiling. Shaver point. Ladder central heating radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

#### DOUBLE BEDROOM

15'8" x 12'6" (both maximum) with sealed unit double glazing and a central heating radiator. Fitted wardrobing.

#### BEDROOM

10'7" x 9'6" with sealed unit double glazing. Central heating radiator. Storage cupboard with a hot water tank.

#### STYLISH BATHROOM

With a quality contemporary white suite comprising a bath including a shower head attachment with a pedestal wash basin and a back-to-wall WC. Partial wall tiling and floor tiling. Sealed unit double glazing. Ladder central heating radiator in chrome finish. Shaver point. Extractor fan. Recessed low voltage ceiling spotlights.

#### SECOND FLOOR

#### LANDING

With a spindled balustrade. Loft access.

#### DOUBLE BEDROOM

15'9" x 14'5" with dual aspect sealed unit double glazing. Central heating radiator. Fitted wardrobes.

#### DOUBLE BEDROOM

13'6" x 11'2" with sealed unit double glazing. Central heating radiator. Fitted wardrobing.

#### BATHROOM

With a quality contemporary white suite comprising a bath including a shower head attachment with a pedestal wash basin and a back-to-wall WC. Partial wall tiling and floor tiling. Sealed unit double glazing. Ladder central heating radiator in chrome finish. Shaver point. Extractor fan. Recessed low voltage ceiling spotlights.

## OUTSIDE

The easily manageable front garden includes artificial turf and a stone flagged pathway. EV charger point. There is a large private block paved double-width driveway which also leads to the:

## SINGLE GARAGE

20' x 9'7" with an electric up and over door. Fitted wall cupboards. Power. Electric. Lighting. Wall mounted Viessman gas fired boiler.

The enclosed rear garden provides an attractive feature - including an artificial lawn, boundary hedging to enhance privacy and there is also a stone flagged patio which offers a very pleasant sitting out area.

## COUNCIL TAX BAND

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

## TENURE

This property is Freehold however each property on the development owns a share in a Management Company. An amount is contributed annually to cover the cost of the maintenance and insurance of the external communal areas within the development in addition to the cost of the employment of a Managing Agent. The amount contributed varies annually and is set by the Management Company. The maintenance charge for this property is currently circa £500 per annum.

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: JT230226

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

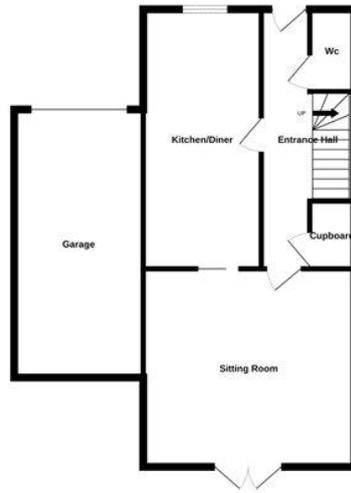
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Any prospective purchaser should satisfy themselves by inspection of the property.

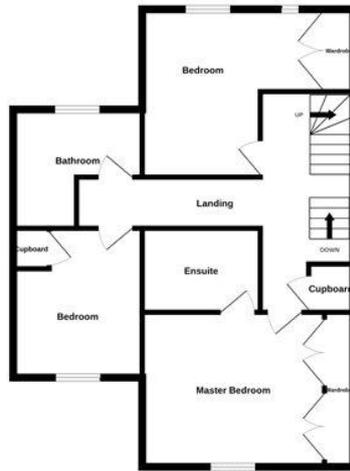




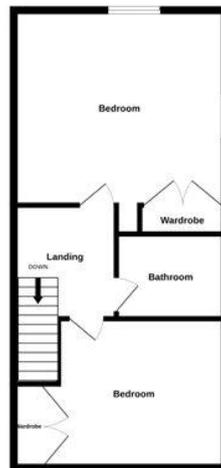
GROUND FLOOR



1ST FLOOR



2ND 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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