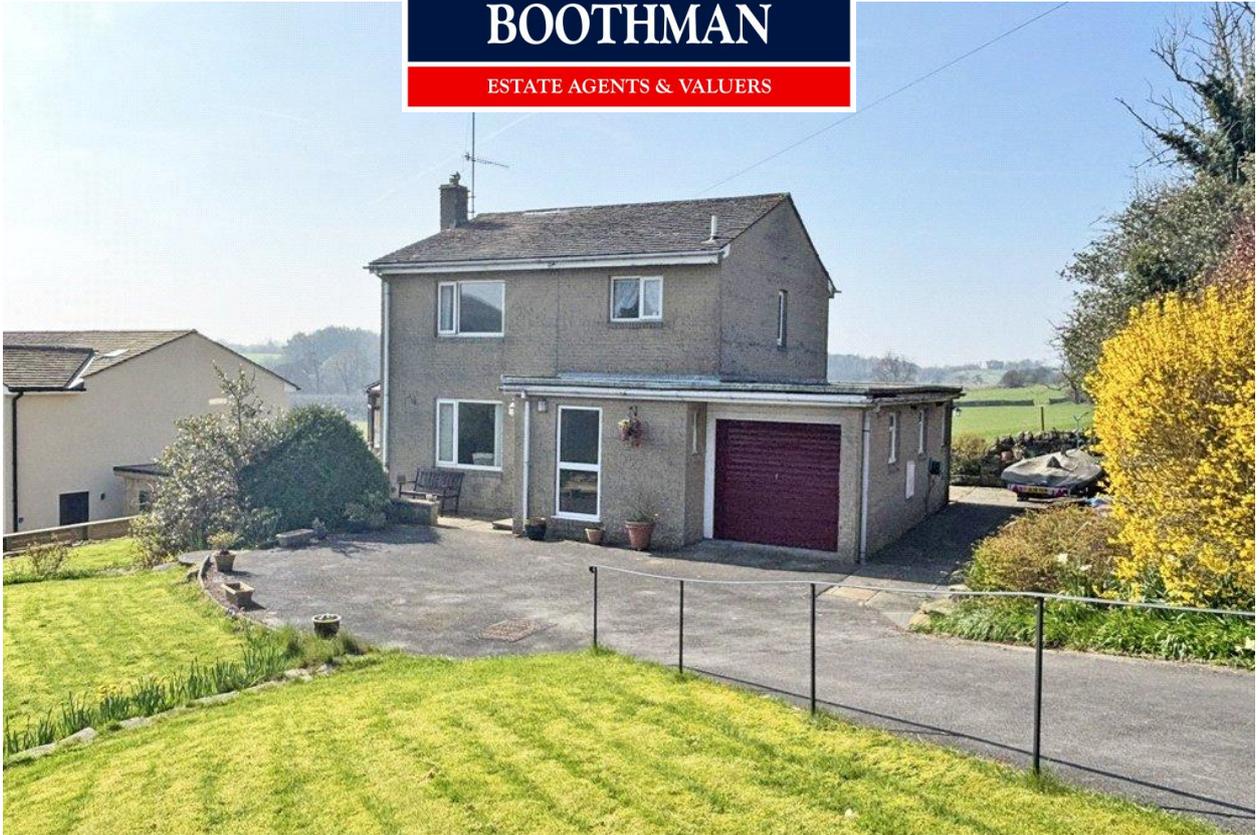


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Midgley Close, Embsay BD23 6PZ  
Asking Price: £479,500



+ 3



+ 1



- NO ONWARD CHAIN
- Three good sized bedrooms
- Large plot ideal for extending
- Private driveway and garaging
- Superb open countryside views to the rear
- Envious location within Embsay

A rare opportunity to purchase a detached three bedroomed family home standing in a highly sought after cul-de-sac in the incredibly popular village of Embsay. Originally constructed by former developers Merritt and Fryers Limited in the 1970's, this property has been well maintained and loved by its very first owner over the last 50 years to this current day.



Backing onto open fields with stunning open long distance views over the surrounding countryside, the house benefits from substantial private driveway parking, an integral garage, established gardens and an enviably generous overall plot size suitable for potentially extending the living space.

With mains gas central heating and UPVC sealed unit double glazing throughout, an internal tour of this exceptional detached house is strongly recommended indeed. Very briefly comprising:

An entrance porch, a ground floor w/c, an entrance hallway, a spacious sitting room, a conservatory, a dining kitchen with fitted wall and base units and a utility room with access into the integral garage whilst to the first floor there are three good sized bedrooms which all have superb long distance views and the house bathroom with a fitted three piece suite. Outside the property sits on a generous plot with lawns, paved patios, flowerbeds and shrubs. There is also a large private driveway which leads to the integral garage.

The highly admired semi rural village of Embsay benefits from a vibrant and active local community, offering excellent primary schooling together with a range of other everyday amenities including two traditional local pubs, a lively village hall, a conveniently placed general store/post office and a wonderful Heritage steam railway line connecting the village to Bolton Abbey whilst holding regular special events. The nearby Bolton Abbey is situated in the picturesque valley of Wharfedale and is famous for its historic ruins of a 12th Century Augustian priory together with delightful riverside walks. The popular Yorkshire Dales villages of Burnsall, Appletreewick, Hebden and Grassington are situated further up the Wharfe to



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



the north whilst the well regarded spa town of Ilkley is located only a few minutes driving distance away to the south east.

The incredibly popular neighbouring market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism.

Offering prospective purchasers a variety of enticing possibilities, the unique property is described on further detail:

#### GROUND FLOOR

##### ENTRANCE PORCH

Sealed unit UPVC double glazed windows and a matching front entrance door.

##### ENTRANCE HALLWAY

Oak effect flooring. Central heating radiator. Useful understair storage cupboard.

##### GROUND FLOOR W/C

Tiled flooring. Sealed unit UPVC double glazed window. Central heating radiator. Pedestal wash basin with tiled splashback.

##### SITTING ROOM

22'2" x 17'1" (both maximum) with dual aspect sealed unit UPVC double glazed windows. Central heating radiators. Feature stone fireplace with a stone hearth, oak mantle and electric fire. Space for dining area.

##### CONSERVATORY

13'8" x 13'3" with tiled flooring. Sealed unit UPVC double glazed windows with matching double doors. Wall light. Wall mounted air conditioning unit with both heating and cooling.

##### DINING KITCHEN

11'10" x 10'11" with fitted wall and base units with contrasting light granite effect worktops and tiled surrounds. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Plumbing for a dishwasher. Recess for an oven. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window with superb open countryside views.

##### UTILITY ROOM

9'2" x 6' with sealed unit UPVC rear entrance door. Hardwood sealed unit window. Plumbing for a washing machine. Stainless steel bowl and drainer sink with chrome hot and cold taps. Fitted wall and base units. Wall mounted Baxi gas fired combination boiler.

#### INTEGRAL SINGLE GARAGE

18'7" x 9'2" with an up and over door, power, lighting and hardwood sealed unit windows.

#### FIRST FLOOR

##### LANDING

Sealed unit UPVC double glazed window. Balustrade. Storage cupboard with hanging rail. Loft access.

##### MASTER BEDROOM

13'9" (into wardrobe) x 12'2" with fitted wardrobing. Central heating radiator. Recessed low voltage ceiling spotlights. Dual aspect sealed unit UPVC double glazed windows with superb long distance views.

##### BEDROOM TWO

13'9" (maximum) x 9'10" with fitted wardrobing. Central heating radiator. Sealed unit UPVC double glazed window with views over the open fields at the rear.

##### BEDROOM THREE

10'3" x 6'10" with fitted wardrobing. Central heating radiator. Sealed unit UPVC double glazed window with views over the open fields at the rear.

##### SHOWER ROOM

Concealed cistern back to wall w/c. Pedestal wash basin. Large walk in shower cubicle with chrome thermostatic shower and mermaid board surround. Central heating radiator. Sealed unit UPVC double glazed window. Shaver point. Useful storage cupboard.

##### OUTSIDE

To the front there is a private tarmac driveway which provides ample space for parking and also leads to the single garage (previously described). The property has the benefit of an extensive plot which offers potential for extensions to extend the current footprint. The gardens are mainly laid to lawn with paved patios, flowerbeds and shrubs.

##### 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: JT24032026

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

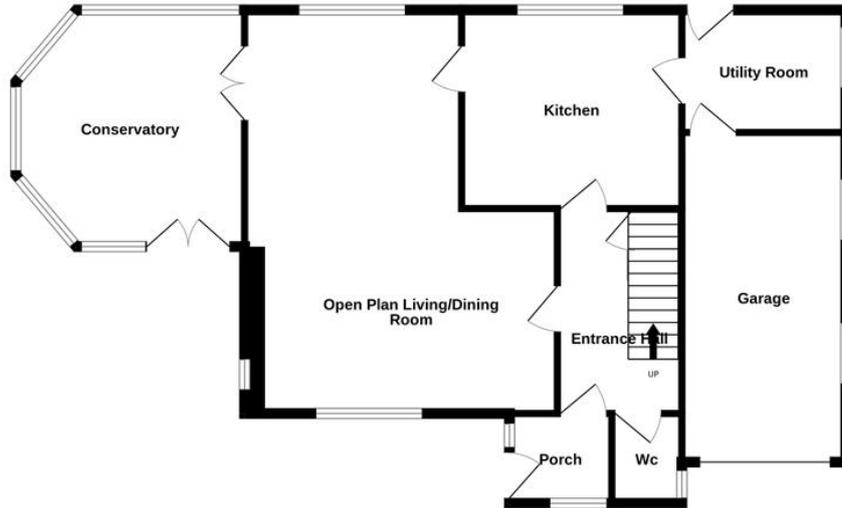
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Any prospective purchaser should satisfy themselves by inspection of the property.

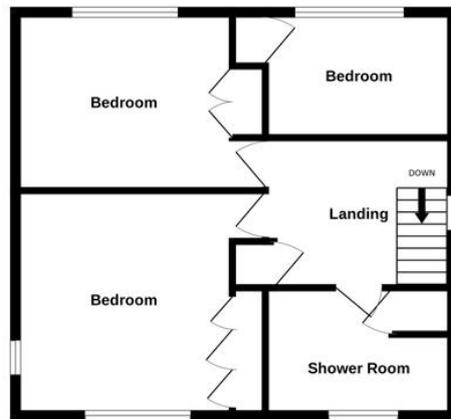




GROUND FLOOR



1ST FLOOR



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)

3 Midgley Close Embsay SKIPTON BD23 6PZ	Energy rating <b>D</b>	Valid until: <b>24 March 2036</b>
		Certificate number: <b>0370-2015-6670-2526-1041</b>

Property type	Detached house
Total floor area	100 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		74 C
55-68	D	66 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.