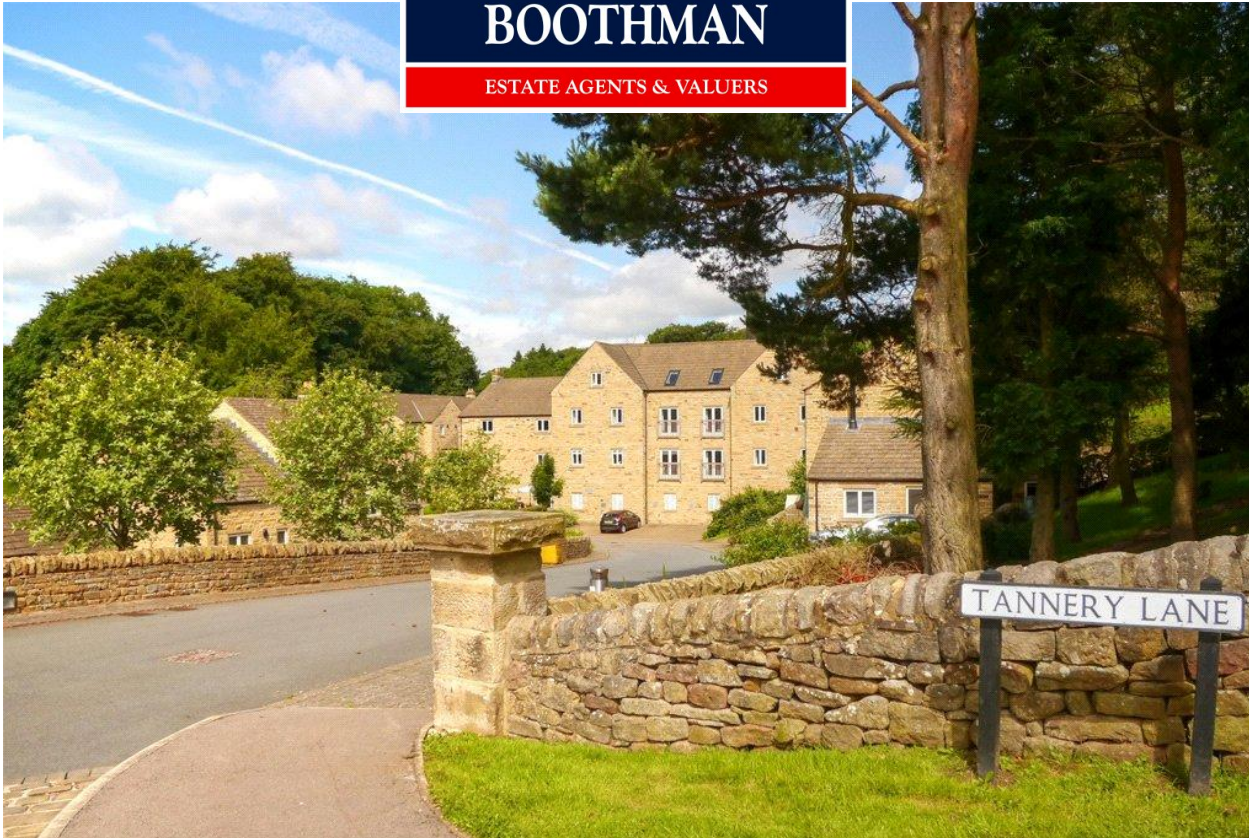


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



16, Primrose Mill, Embsay BD23 6NQ
Asking Price: £179,950



+ 1

+ 1



- No Forward Chain
- Private Garden
- Private Parking
- Superbly Appointed
- Viewing Essential

Including the rare advantage of having its own delightful courtyard garden area, this superbly appointed one bedroom ground floor apartment is situated entirely on the level, including secure undercroft basement parking, together with lift access to all floors. Forming part of this exclusive residential development, situated



in the sought after village of Embsay on the edge of the Yorkshire Dales National Park, and only circa two miles from the increasingly popular market town of Skipton, it enjoys a desirable location.

Certainly offering an appealing alternative to a bungalow, this superbly appointed apartment is also ideal for younger couples or those seeking a low-maintenance second home, perfect as a 'lock up and leave' country retreat in a peaceful village setting. Designed for comfort and privacy within an exceptionally secure residential setting, this luxurious apartment is finished to a high specification throughout and includes a spacious open plan living room with French doors leading to the attractive garden, a stylish open plan fitted kitchen with integrated appliances, an entrance hall with built-in storage cupboard, a spacious double bedroom, and a well-appointed bathroom with contemporary suite and shower over the bath. As previously described, the private attractive courtyard garden area, rare to apartments of this calibre, offers a pleasant siting out area.

There is a secure, electric gated basement with fob access for one parking space reserved for this apartment, together with over ten visitor parking spaces within the basement and the surrounding development. The well-maintained communal areas include two large storage areas together with lift access to all floors. This well-equipped apartment also includes a modern electric central heating system incorporating conventional wet radiators, sealed double glazing and a security intercom entry system. The apartment also has the benefit of no forward chain and furniture can be available by separate negotiation.

Nestled on the edge of the Yorkshire Dales National Park and surrounded by stunning open countryside, the sought-after village of Embsay offers a range of local amenities, including a sub-post office/general store, two public houses, a highly regarded primary school and pre-school, a church, a chapel, a village



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hall, and a regular bus service. The village is also home to the Embsay to Bolton Abbey Heritage Steam Railway, which hosts special events throughout the year.

The historic market town of Skipton known as the 'Gateway to the Dales' is less than two miles away providing extensive shopping, recreational facilities including a High Street market four days a week, and excellent secondary schooling.

GROUND FLOOR:

COMMUNAL ENTRANCE HALL

With individual apartment mail boxes. Well maintained communal hallways and staircases. Lift access to all levels.

COMMUNAL STORAGE AREA

Two large lockable communal storage areas.

CAR PARKING

Allocated car parking space (C) within the secure electric gated undercroft parking area.

Multiple visitor car parking spaces are available within the secure gated undercroft parking area, along with more allocated visitor car parking spaces within the development.

COMMUNAL BIN STORE AREA

UPPER GROUND FLOOR:

PRIVATE APARTMENT ENTRANCE DOOR

Leading to:

RECEPTION HALLWAY

With deep built-in storage cupboard housing the electric boiler, hot water cylinder and a fitted light. Security/video intercom entry system. Central heating radiator. Recessed ceiling spotlights.

OPEN PLAN LIVING ROOM AND KITCHEN

15'8" x 11'5" - The kitchen area is superbly appointed with a range of fitted white gloss fronted wall and base units, incorporating granite worktop surface together with matching upstands. One and a half bowl stainless steel sink and drainer unit. Integrated AEG electric oven/grill. Four ring induction hob with stainless steel splash-back and contemporary extractor canopy over. Integrated dishwasher. Integrated washer/dryer. Recessed ceiling spotlights. Central heating radiator. Sealed unit double glazed windows and French doors leading to the attractive garden area.

DOUBLE BEDROOM

15'8" x 8'08" - With sealed unit double glazed window, offering views into the courtyard area. Central heating radiator.

BATHROOM

Superbly appointed contemporary white suite comprising low suite WC, floating hand wash basin, a fitted tiled bath with thermostatic shower and glass shower screen. Chrome towel radiator. Shaver point. Recessed ceiling spotlights. Extractor fan. Complementary wall and floor tiling.

OUTSIDE

The property benefits from a delightful courtyard garden area, planned for ease of maintenance, the courtyard garden is comprised of a stone paved patio with colourful planted borders. External lighting.

FOURTH FLOOR:

VISITOR ENTRANCE HALL

Accessed towards the rear of the building with visitor car parking alongside. Well maintained communal hallways and staircases. Lift access to all levels.

TENURE

The property is Leasehold under the remainder of a 999-year lease. The current service charge and ground rent payable is £847.44 per annum and includes buildings insurance, communal maintenance, cleaning, gardening, and window cleaning. Pet-friendly development subject to seeking approval.

COUNCIL TAX BAND

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

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.

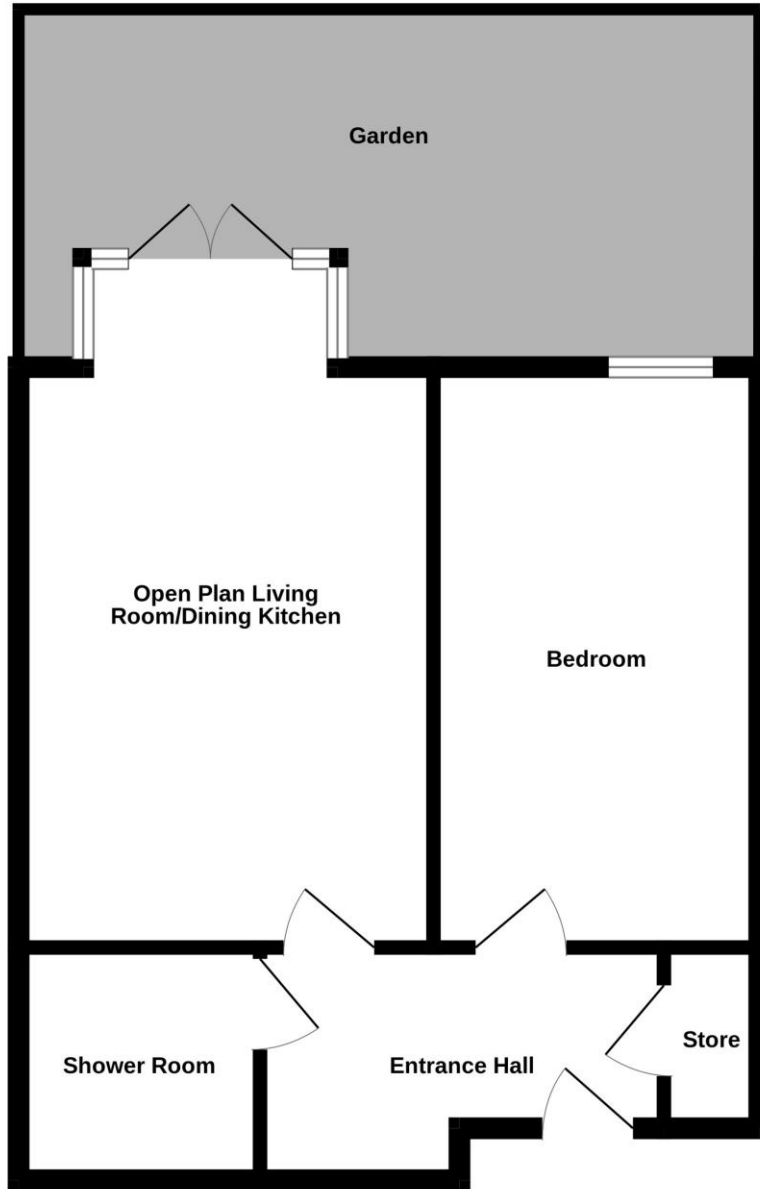
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





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)

16 Primrose Mill Embsay SKIPTON BD23 6NQ	Energy rating C	Valid until: 8 April 2036
		Certificate number: 5836-0924-6600-0911-0206

Property type	Mid-floor flat
Total floor area	42 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	73 C	75 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.