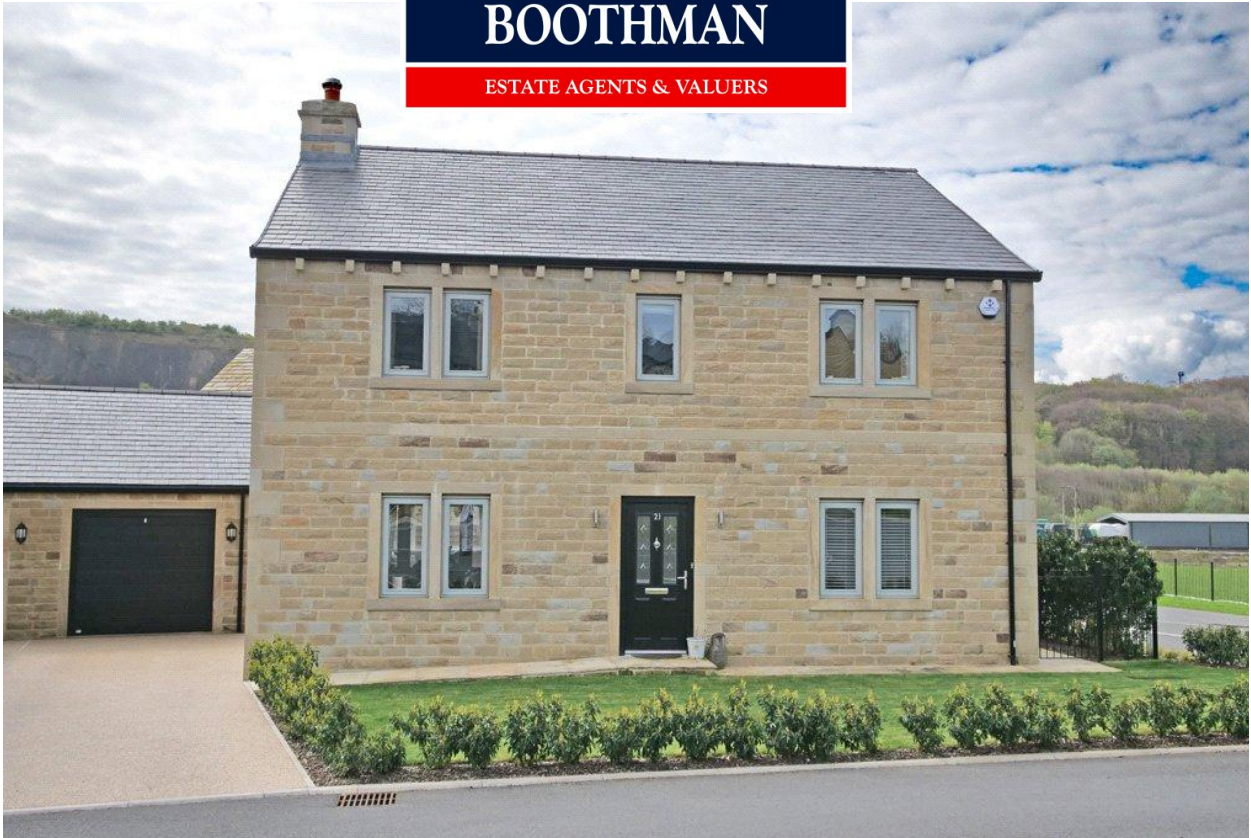


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



21 Lister Crescent, Embsay BD23 6FL
Asking Price: £765,000



+ 4



+ 3



- SPACIOUS INTERNAL LAYOUT INCORPORATING FOUR DOUBLE BEDROOMS AND THREE BATHROOMS

- SINGLE STOREY 'GARDEN ROOM'

- WOOD BURNING STOVE

- ZONED UNDERFLOOR

Offered in immaculate 'Show Home' condition throughout and having been originally purchased off-plan prior to any formal advertising, 21 Lister Crescent benefits from a range of internal upgrades and offers particularly spacious and luxurious four bedroom multiple en-suite accommodation with the advantage of a generous



plot including a superb south facing garden commanding delightful views over the surrounding fields and countryside.

Including a private driveway leading to a spacious garage the property also benefits from solar panels, app controlled zoned underfloor gas central heating to the ground floor, a high level of thermal insulation and is recommended for internal inspection in order to be fully appreciated. Comprising briefly:

An entrance hall, a downstairs w/c, a study, a living room with feature fireplace including a cast iron wood burning stove and oak glazed folding doors through to, a superbly appointed dining kitchen with a range of quality contemporary fitted wall and base units including contrasting quartz worktops and built in appliances, a matching utility room and a dual aspect garden room leading out to the south facing rear garden. Whilst on the first floor a landing with airing cupboard leads to four well planned bedrooms with the two largest including ensuite shower rooms, and a four-piece house bathroom with a separate shower and bath.

Externally there is a generous resin bonded driveway with EV charging point leading to the garage together with beautiful, landscaped gardens incorporating Indian stone flagged pathways, patio area and south facing lawn.

'Hawks View' is a brand-new rural village development by the Multi Award-Winning local construction company, R. N. Wooler & Co. Ltd, and this property benefits from the remainder of a 10-year NHBC New Homes warranty.



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In complete contrast to the many typical 'high-density' modern developments, the new homes at Hawks View, Embsay are intended to exceed the expectations of even the most discerning purchaser, having been thoughtfully designed in collaboration with 'Rural Solutions Ltd', the UK's Leading Rural Diversification Development Experts, placing a huge emphasis on creating generous, well-orientated and carefully spaced-out plots surrounded by extensive open green space.

Being ideally situated only circa two miles from the historic market town of Skipton and adjacent to the sports fields on the edge of this charming Craven village, a great deal of care and skill has been taken to ensure that the overall scheme sensitively integrates into this peaceful semi-rural village setting; being surrounded by beautiful open fields, countryside and farmland on the southern boundary of the scenic Yorkshire Dales National Park.

The highly sought-after village of Embsay benefits from a vibrant and extremely 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 well-used 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 Augustinian Priory together with delightful riverside walks. The popular Yorkshire Dales villages of Burnsall, Appletreewick, Hebden and Grassington are situated further up the Wharfe to the north whilst the well-regarded Spa town of Ilkley is located only a few miles away to the south-east.

The increasingly popular nearby 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.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs, and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. 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.

This outstanding home comprises in further detail:

ENTRANCE HALL

With composite front entrance door. Karndean Parquet flooring. Zoned underfloor gas central heating. Oak staircase leading to first floor landing. Understairs storage cupboard.

DOWNSTAIRS W/C

Superbly appointed two-piece white suite comprising low suite w/c and hand wash basin set on vanity cabinet. Karndean Parquet flooring. Zoned underfloor gas central heating. Extractor fan.

GROUND FLOOR STUDY/SNUG

10'9" x 9'1" With dual aspect sealed unit double glazing. Zoned underfloor gas central heating. Recessed ceiling spotlights.

LIVING ROOM

16'1" x 13'7" (both maximum) With cast iron wood burning stove set within a decorative fireplace incorporating a stone hearth. Sealed unit double glazed windows to the front and side. Zoned underfloor gas central heating. Glazed bi-folding doors leading to the:

SPACIOUS L-SHAPED LIVING/DINING KITCHEN WITH GARDEN ROOM

32' x 11'4" plus 16' x 8'11" Superbly appointed with a range of stylish and contemporary fitted wall and units in fern green incorporating a wood grain finish together with contrasting white quartz worktop surfaces together with matching up-stands. Superb matching central island/breakfast bar. One and a half bowl recessed sink with drainer grooves into the worktop surfaces and Quooker instant boiling water tap. High level twin cavity built-in Neff oven/grill. Four ring Neff induction hob together with matching extractor canopy over. American style fridge/freezer with ice and water dispenser (connected to mains plumbing). Integrated Neff dishwasher. Recessed ceiling spotlights. Sealed unit double glazed window enjoying southerly views. Karndean Parquet flooring. Zoned underfloor heating. Further sealed unit double glazed window to the side. Large opening through to the impressive garden room also enjoying sealed unit double glazed windows to the rear and side commanding spectacular southerly views. Three sealed unit double glazed Velux roof windows with remote control function and fitted solar blinds. UPVC sealed unit double glazed patio doors. Karndean Parquet flooring. Zoned underfloor gas central heating.

UTILITY ROOM

10'9" x 6'7" Superbly appointed with a range of fitted wall and base units to match the kitchen also having contrasting white quartz worktop surfaces. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Space for a dryer. Karndean Parquet flooring. Zoned underfloor gas central heating. Concealed wall mounted Worcester gas central heating boiler. Extractor fan. Composite side entrance door.

FIRST FLOOR

LANDING

With sealed unit double glazing. Central heating radiator. Built in airing cupboard housing hot water cylinder. Ladder access to boarded loft space. Oak spindle balustrade.

BEDROOM ONE

13'08" x 12'02" With sealed unit double glazing. Quality range of fitted wardrobes. Central heating radiator.

LUXURIOUS EN-SUITE SHOWER 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 incorporating a chrome dual/drench head mixer shower.

Contemporary wall and floor tiling. Electric underfloor heating. Recessed ceiling spotlights. Extractor fan. Mirrored cabinet equipped with light and shaver socket. Sealed unit double glazed window. Dual fuel chrome towel radiator.

BEDROOM TWO

12'08" x 10'09" With sealed unit double glazing. Quality range of fitted wardrobes. Central heating radiator.

LUXURIOUS EN-SUITE SHOWER 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 incorporating a chrome dual/drench head mixer shower. Partial ceramic wall tiling. Matching floor tiling equipped with electric underfloor heating. Recessed ceiling spotlights. Sealed unit double glazed window. Extractor fan. Dual fuel chrome towel radiator. Mirrored cabinet equipped with light and shaver socket.

BEDROOM THREE

13'08" x 10' With sealed unit double glazing enjoying long distance south facing views. Quality range of fitted wardrobes. Central heating radiator.

BEDROOM FOUR

10' x 8'05" With sealed unit double glazing enjoying fine long-distance views over fields to the countryside beyond. Central heating radiator.

LUXURIOUS HOUSE BATHROOM

Superbly appointed with a contemporary white four-piece suite comprising low suite WC, hand wash basin set on a vanity cupboard, a fitted bath and a separate shower enclosure housing a dual/drench head mixer shower. Contemporary wall and floor tiling. Electric underfloor heating. Recessed ceiling spotlights. Extractor fan. Chrome towel radiator. Sealed unit double glazed window. Mirrored cabinet equipped with light and shaver socket.

OUTSIDE

The property benefits from a generous private resin driveway providing easy parking directly in front of the:

SPACIOUS GARAGE

With electric up/over door. Light and power.

There is also use of further residents parking spaces.

To the front there is an Indian stone flagged pathway providing gated access to both sides of the property. External lighting. Lawned area. EV car charging point adjoining the driveway.

To the rear the property benefits from an attractive south facing garden commanding superb open views and incorporating an Indian stone flagged patio area adjoining the rear of the property and a lawned garden including planted privacy hedge to the west border. External lighting. External power. External cold-water tap.

COUNCIL TAX BAND

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

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.

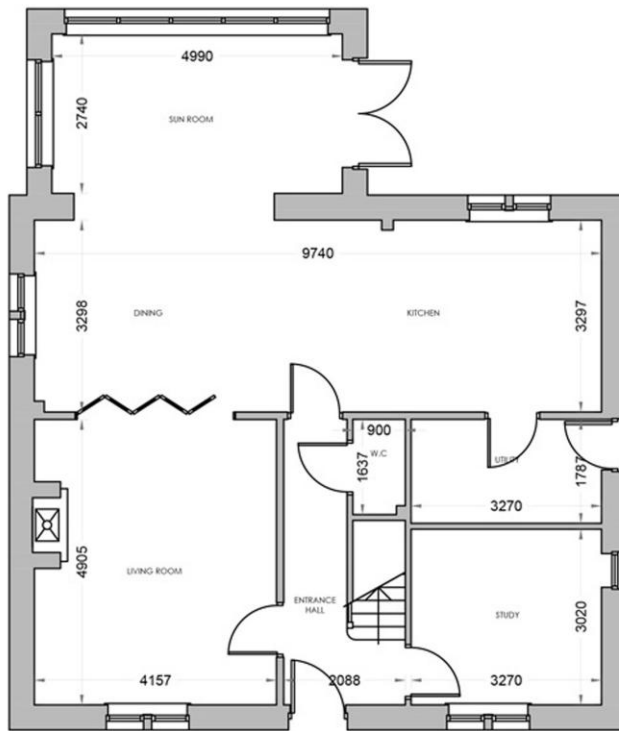
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

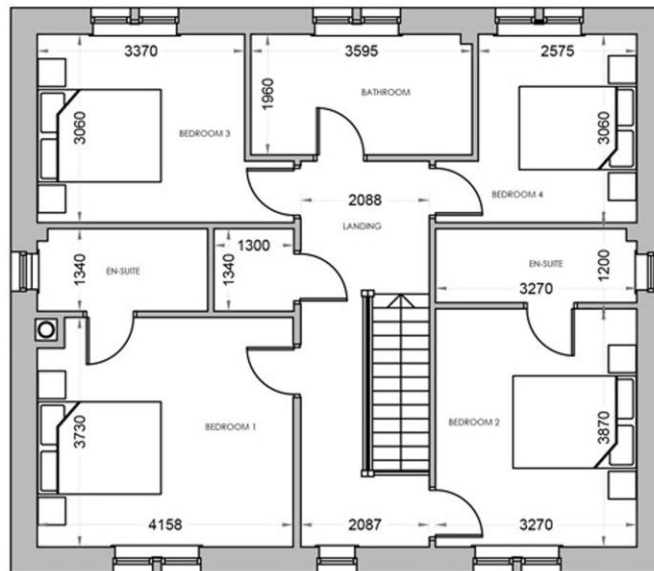








GROUND FLOOR



1st FLOOR

Energy performance certificate (EPC)

21 Lister Crescent Embsay Skipton BD23 6FL	Energy rating B	Valid until: 15 May 2034
		Certificate number: 9365-3007-2305-1324-8200

Property type	Detached house
Total floor area	219 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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	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.