

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Hawks Wood View, Embsay, North
Yorkshire BD23 6FG
Asking Price: £350,000



+ 2



+ 1



- NO ONWARD CHAIN
- Two good sized double bedrooms
- Recently constructed stone built home
- Private parking
- Good sized rear garden
- High level of thermal insulation

A spacious, recently constructed two double bedroom stone built semi-detached home with private driveway, attractive rear garden, luxury bathroom, stylish kitchen with integrated appliances and a cosy living room with bi-folding doors and wood burning stove.



Representing one of the first small number of re-sales offered to the market within this impressive rural village development by the Multi Award-Winning local construction company, R. N. Wooler & Co. Ltd.

The property benefits from a modern, sustainable design incorporating a remarkably high level of thermal insulation together with solar PV panels ensuring reduced ongoing energy requirements and associated running costs whilst also minimising any environmental impact.

This impressive modern home has been appointed to an exceptionally high standard throughout; incorporating a stylish and contemporary modern interior equipped with an elegant kitchen and bathroom, a cast iron wood burning stove to the living room and luxurious 'zoned' underfloor gas central heating to the ground floor.

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



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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.

Certainly representing an exciting opportunity for prospective purchasers, the accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Composite front entrance door. Recessed low voltage ceiling spotlights. Karndean flooring with underfloor heating.

DINING KITCHEN

13'7" x 11'7" with a stylish kitchen with modern fitted wall and base units in a matte dark navy finish with contrasting quartz worktops and matching upstands. Integrated Neff appliances including a dishwasher, fridge, freezer, washing machine and a fan assisted oven with a matching ceramic four ring induction hob above and stainless steel extractor canopy over. Franke inset one and a half bowl sink and drainer grooves into the worktop with a chrome hot and cold mixer tap. Hardwood sealed unit double glazed window. Recessed low voltage ceiling spotlights. Karndean flooring with underfloor heating.

SITTING ROOM

14'10" x 12'11" with bi-folding patio doors onto the rear garden. Hardwood sealed unit double glazed window. Neutral carpet with underfloor heating. Cast-iron log burning stove with a stone hearth.

W/C

Karndean flooring with underfloor heating. Vanity wash basin. Low suite w/c. Extractor fan.

FIRST FLOOR

LANDING

Spindled oak balustrade. Loft access. Hardwood sealed unit double glazed window.

BEDROOM ONE

14'10" (max) x 10'11" with hardwood sealed unit double glazed windows. Central heating radiator.

BEDROOM TWO

11'7" x 10'11" (max) with hardwood sealed unit double glazed windows. Central heating radiator. Walk in wardrobe.

HOUSE BATHROOM

Quality four piece bathroom suite with a low suite w/c, vanity wash basin with storage drawers underneath and a mirrored medicine cabinet over, large shower cubicle with a dual chrome thermostatic and rainfall shower and a panelled bath. Partial wall tiling with full floor tiling having electric underfloor heating. Recessed low voltage ceiling spotlights. Extractor fan.

OUTSIDE

To the front there is a private resin driveway with parking for two vehicles.

To the rear there is private and enclosed stone flagged patio with shrub borders.

There is an electric EV charging point at the side of the property.

COUNCIL TAX BAND

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

TENURE

The property is freehold. There is an annual contribution towards the upkeep of the communal green areas on the development. This is expected to be an annual charge of circa £270 (subject to any VAT that may be applicable).

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.

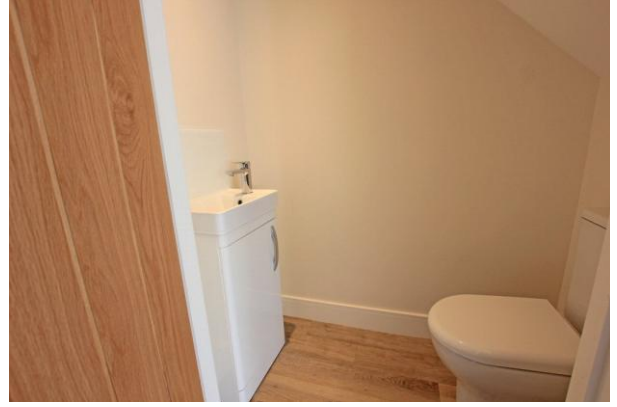
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT28042026

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

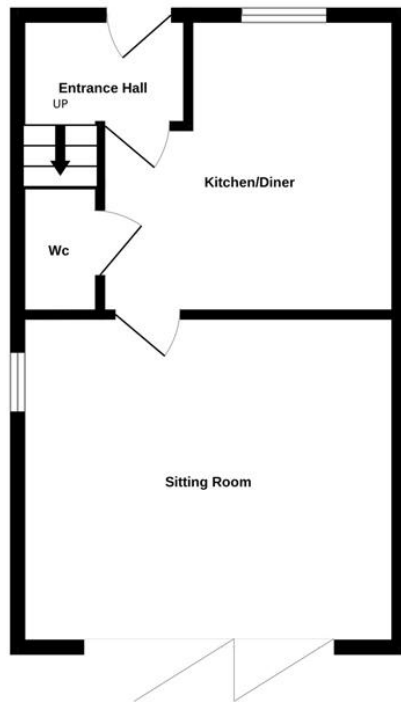
These particulars do not constitute an offer or contract of sale.

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

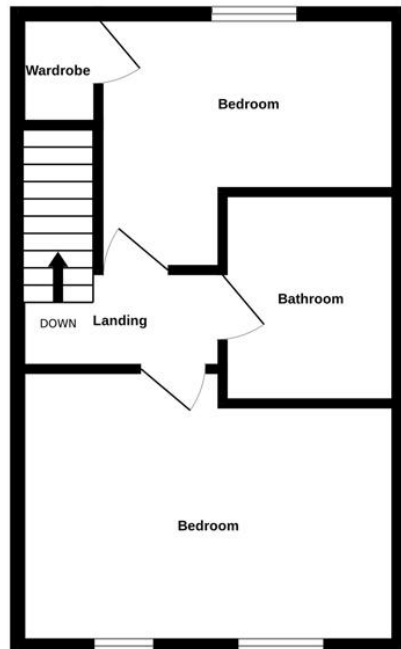




GROUND FLOOR



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 Hawkswood View
Embsay
Skipton
BD23 6FG

Energy rating

A

Valid until: **5 October 2033**

Certificate number: **9637-2530-5009-0636-6202**

Property type	Semi-detached house
Total floor area	76 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 A. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A	95 A	97 A
81-91	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

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