



11 Lister Crescent, Embsay, Skipton,  
North Yorkshire BD23 6FL  
Asking Price: £199,950



+ 1



+ 1



- Beautifully presented one bedroom apartment
- Recently constructed and still with remainder of NHBC warranty
- Envious location within the site
- Deceptively spacious living accommodation
- Parking barn with EV charging

A superb opportunity to purchase a low maintenance, recently constructed one double bed roomed stone built first floor apartment with a parking barn, luxury bathroom, stylish kitchen with integrated appliances and a cosy living/dining room.

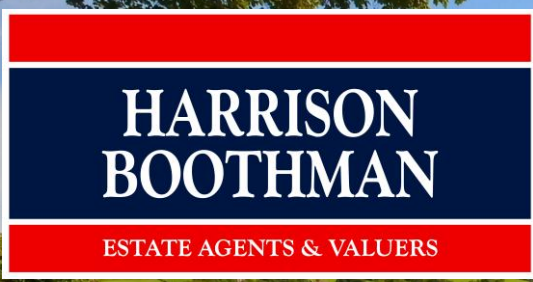


Representing one of the first small number of re-sales offered to the market within this impressive rural village development by the Multi Award-Winning local construction company, R. N. Wooler & Co. Ltd.

This impressive modern apartment has been appointed to an exceptionally high standard throughout; incorporating a stylish and contemporary modern interior equipped with an elegant kitchen and bathroom whilst also benefitting from luxurious 'zoned' underfloor gas central heating.

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.

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.



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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. Central heating radiator.

## FIRST FLOOR

### LANDING

Oak spindled balustrade. Loft access with a pulldown loft ladder and a spacious boarded loft space. Sealed unit double glazed window. Neutral carpet with underfloor heating. Useful storage cupboard.

### BEAUTIFULLY APPOINTED KITCHEN

10'5" x 10'3" with a stylish kitchen with modern fitted wall and base units with contrasting granite worktops and matching upstands. Integrated Neff appliances including a fridge, freezer and a fan assisted oven with a matching ceramic four ring induction hob above and stainless steel extractor canopy over. Integrated washing machine. Integrated dryer. 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 with superb long distance views. Recessed low voltage ceiling spotlights. Karndean flooring with underfloor heating. Useful pantry cupboard.

### SITTING/DINING ROOM

17'2" (maximum) x 14'3" with hardwood sealed unit double glazed windows. Neutral carpet with underfloor heating. Recessed low voltage ceiling spotlights.

### MASTER BEDROOM

14'7" (max) x 10'6" with hardwood sealed unit double glazed windows with countryside views. Neutral carpets with underfloor heating. Recessed low voltage ceiling spotlights.

### HOUSE BATHROOM

Quality three piece bathroom suite with a low suite w/c, vanity wash basin with storage drawers underneath and a mirrored medicine cabinet over, panelled bath with a dual chrome thermostatic and rainfall shower over. Partial ceramic wall tiling. Karndean flooring with underfloor heating. Recessed low voltage ceiling spotlights. Extractor fan. Electric chrome heated towel rail.

## OUTSIDE

Outside the front door of the property there is a small stone paved area. The property owns a:

## PARKING BARN

18'2" x 10'10" with ample space for a vehicle and further storage space. There is also an EV charger point, power, lighting and water.

## COUNCIL TAX BAND

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

## TENURE

The property is leasehold. The current annual charge for ground rent and service charge is \_\_\_\_\_. There is also 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.

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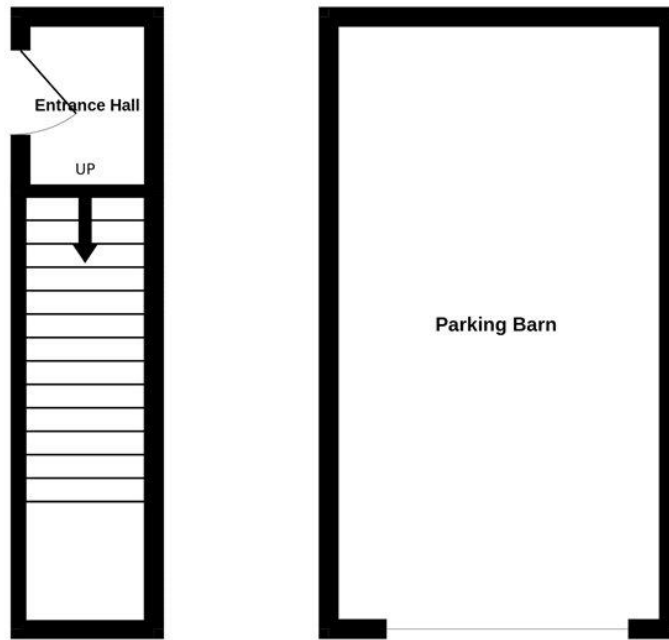
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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

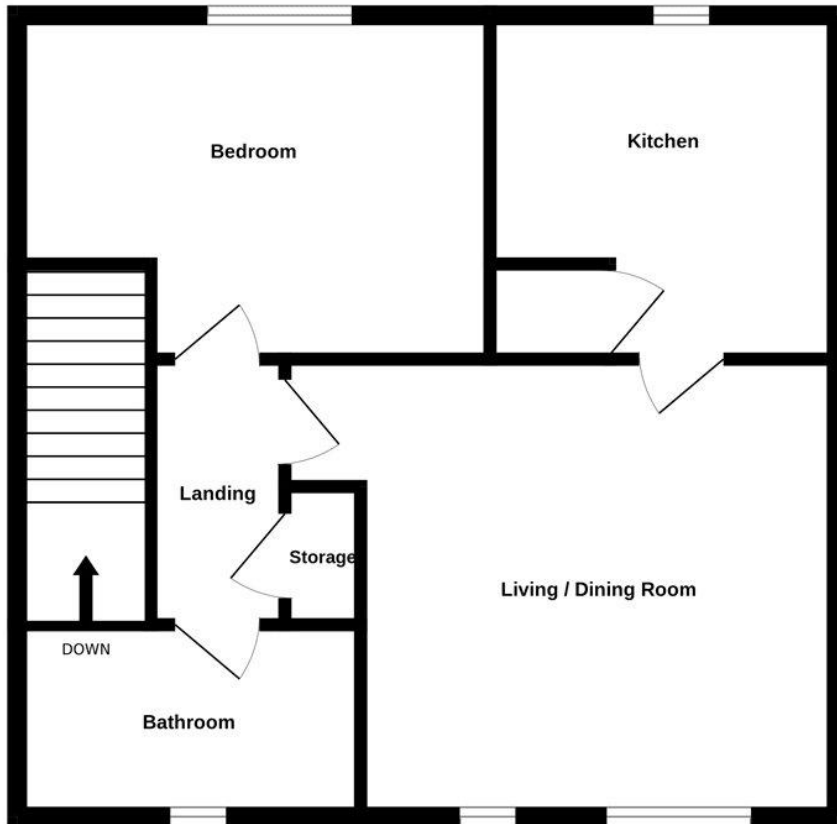
Any prospective purchaser should satisfy themselves by inspection of the property.



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)

11 Lister Crescent Embsay Skipton BD23 6FL	Energy rating <b>B</b>	Valid until: <b>9 May 2034</b>
		Certificate number: <b>0310-3590-3050-2794-3705</b>

Property type	Top-floor maisonette
Total floor area	62 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+	<b>A</b>		
81-91	<b>B</b>	89 B	89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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