

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



52 Barden Road, Eastby, BD23 6SN

Asking Price: £235,000



+ 2

+ 1



- 'Chain Free' Sale !
- Characterful stone Cottage.
- Two functioning cast iron stoves.
- Superb Views.
- Enclosed Yard enjoying Southerly Aspects.

Enjoying a delightful rural setting having views towards open fields and countryside on the southern boundary of the beautiful Yorkshire Dales National Park, this impressive stone built character cottage offers superbly presented two bedroom accommodation and an attractive south facing enclosed rear yard.



Offered with no onward chain, this wonderful house is ready for immediate occupation. Benefiting from high quality sash style UPVC sealed unit double glazed windows, this cosy home comprises very briefly:

Small garden frontage. Open plan living and dining room with fantastic views and cast iron wood burning stove. Contemporary kitchen appointed with built-in appliances. On the first floor there are two well planned bedrooms. The main bedroom provides enough floor space for a king sized suite. House bathroom with a three piece white suite. Outside at the rear there is an enclosed yard providing a very pleasant sitting out area.

Ideally positioned only circa 2.5 miles away from the incredibly popular market town of Skipton, with its wide range of amenities and services, the property enjoys a delightful setting within the exclusive rural hamlet of Eastby which shares a range of amenities with the adjoining village of Embsay including a well respected primary school and nursery, a Church, a village store/sub post office, two public houses, a village hall, sports clubs, a bus service and the Embsay to Bolton Abbey Heritage steam railway line holding regular special events.

The nearby historic market town of Skipton known as the 'Gateway to the Dales' provides an extensive further range of shops, pubs and other amenities including highly regarded secondary schooling and a railway station with daily services to Leeds, Bradford and London's Kings Cross. Further well respected secondary schooling is available at Upper Wharfedale in the village of Threshfield to the North whilst the popular tourist hotspots of Bolton Abbey, Burnsall, and Appletreewick are only a short ten to fifteen minutes drive away over the scenic Barden Moor to the East.

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The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance whilst the popular spa towns of Ilkley and Harrogate are also less than an hour's drive away.

Equipped with electric central heating radiators together with two solid fuel stoves, this exquisite home is described in more detail below:

GROUND FLOOR

LIVING/DINING ROOM

19'1" x 13'8" (both maximum) UPVC sealed unit double glazed entrance door. Large door mat well. UPVC sealed unit double glazed sash style window. Fantastic views towards surrounding countryside. Characterful exposed wooden beams. Cast iron wood burning stove set on a stone hearth with exposed stone surround. Built-in cabinet. Built-in shelving. Electric central heating radiator. Additional UPVC sealed unit double glazed window overlooking the rear yard. Quality oak flooring.

KITCHEN

6'8" X 6'4" Appointed with a contemporary range of fitted base and wall cupboard and drawer units in a light cream finish. Having complimentary oak block worktop surfaces. Composite sink with a matching drainer. Built-in Lamona oven. Built-in Lamona microwave. Two ring ceramic hob. Stainless steel extractor canopy over. Built-in fridge. Ceramic wall tiling. Recessed ceiling spotlights. UPVC sealed unit double glazed window. UPVC sealed unit double glazed rear entrance door leading out to the enclosed rear yard.

FIRST FLOOR

LANDING

Spindled staircase. Useful storage cupboard.

BEDROOM ONE

13'4 X 11' UPVC sealed unit double glazed sash style window. Very pleasant views towards surrounding countryside. Cast iron wood burning stove set on a stone hearth. Electric radiator. Fitted carpets.

BEDROOM TWO

8'8" X 7'8" UPVC sealed unit double glazed window. Electric radiator. Fitted carpets.

BATHROOM

Three piece white suite comprising low suite WC, a pedestal hand wash basin, panelled bath with independent Mira shower over. Neutral ceramic wall tiles. Chrome ladder radiator. Electric central heating radiator. Cupboard housing the hot water cylinder. Recessed ceiling spotlights. UPVC sealed unit double glazed window. Vinyl flooring.

OUTSIDE

There is an enclosed traditional stone flagged rear yard, providing a very pleasant sitting out space. Enjoying southerly aspects and long distance views.

COUNCIL TAX BAND

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

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.

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

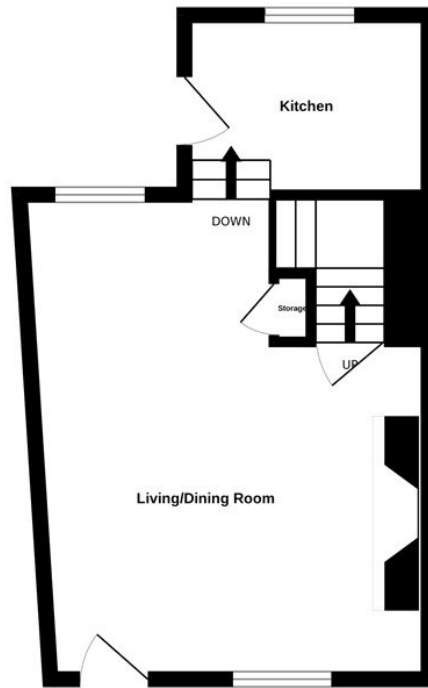
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

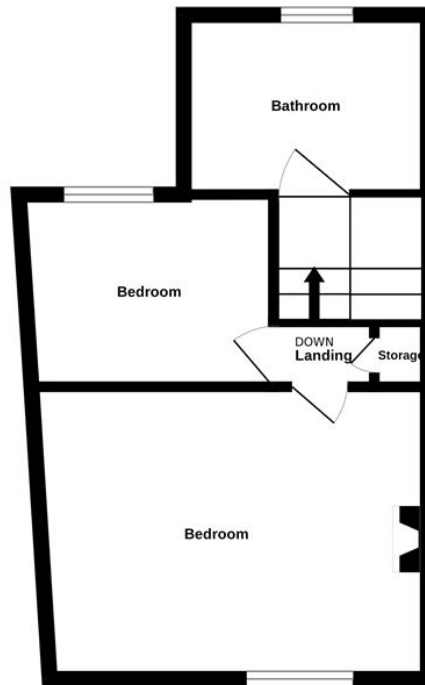




GROUND FLOOR



1ST FLOOR



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