

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Dales Avenue, Embsay, North
Yorkshire BD23 6PE
Asking Price: £475,000



+ 4



+ 2



- Four bedroom stone-built family home
- Spacious living accommodation
- Well-presented throughout
- Private parking and separate single garage
- Sought after location within Embsay

A superb opportunity to purchase this beautifully presented and spacious family home, offering four bedroom en suite living accommodation of particular merit with the additional benefit of a private driveway, a separate single garage and large gardens to the front and rear.



Very pleasantly situated on this sought after small cul-de-sac, safely away from busy main roads whilst only minutes walking distance away from Embsay village centre amenities nearby, this particularly spacious property certainly provides an exciting opportunity and includes gas central heating, UPVC sealed unit double glazing, high quality contemporary fittings and fixtures throughout and comprises very briefly:

An entrance hallway, a spacious sitting room, a superbly appointed dining kitchen with contemporary fitted wall and base units and integrated appliances whilst having double doors onto the rear garden and being open to the family snug and a utility room/w/c. To the first floor there are four good sized bedrooms. The master offers a spacious bedroom with a fitted dressing room and a beautifully appointed en suite shower room. There is also the house bathroom fitted with a modern three piece suite.

Externally the property has a private driveway with parking for one vehicle which leads to the single garage which is currently used partly for storage and partly as a home office. There are gardens to the front and rear of the property offering lots of outside space, ideal for families.

The highly sought after 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 well used general store/post office and a wonderful Heritage stream 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

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Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Sipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

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 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.

This superb family home offers a rare opportunity for buyers looking for a spacious property and comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Composite front entrance door. Sealed unit UPVC double glazed window. Decorative panelling. Central heating radiator. Open staircase to the first floor.

SITTING ROOM

17' x 11'10" with sealed unit UPVC double glazed windows. Central heating radiator. Decorative panelling.

UTILITY ROOM/W/C

8'4" x 5'2" with sealed unit UPVC double glazed window. Central heating radiator. Wall unit with low suite w/c and floating ceramic wash basin with a chrome mixer tap and storage underneath. Fitted wall units and shelving. Plumbing for a washing machine and space for a dryer with a quartz effect worktop over.

DINING KITCHEN

18'2" x 10'5" with a superbly appointed kitchen with contemporary fitted wall and base units with stone effect worktops and matching upstands. Composite one and a half bowl sink and drainer with a matte black hot and cold mixer tap. Integrated wine fridge. Bosch ceramic five ring induction hob with a matching extractor canopy over. Beko double oven. Integrated fridge. Integrated freezer. Integrated dishwasher. Sealed unit UPVC double glazed window and matching double doors onto the rear garden. Central heating radiator. Open to:

SNUG

12' x 11'9" with sealed unit UPVC double glazed windows. Central heating radiator.

FIRST FLOOR

LANDING

Loft access. Spindled balustrade.

MASTER BEDROOM

16'10" x 12' with sealed unit UPVC double glazed windows. Central heating radiator. Decorative panelling. Fitted dressing room.

STYLISH ENSUITE SHOWER ROOM

Shower cubicle with handheld and rainfall shower over. Low suite w/c. Vanity wash basin. Heated towel rail. Shaver point. Extractor fan. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window.

DOUBLE BEDROOM

11'11" x 10'10" with sealed unit UPVC double glazed windows. Central heating radiator.

DOUBLE BEDROOM

10'6" x 10' with sealed unit UPVC double glazed windows. Central heating radiator.

BEDROOM

9'2" x 7' with sealed unit UPVC double glazed windows. Central heating radiator.

HOUSE BATHROOM

Low suite w/c. Vanity wash basin. Panelled bath with chrome thermostatic handheld and rainfall shower over with tiled surrounds. Heated towel rail. Sealed unit UPVC double glazed window.

OUTSIDE

There is a private driveway with parking for one vehicle which leads to the:

SINGLE GARAGE

16'10" x 8'8" with an up and over door. Power and lighting. Partially sectioned off and used as a home office.

To the front there is a turfed garden with tree and shrub borders, providing a further parking area if needed. There is also a covered stone front entrance with a useful storage cupboard. To the rear there is an enclosed garden with a stone paved patio and lawn, ideal for families.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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.

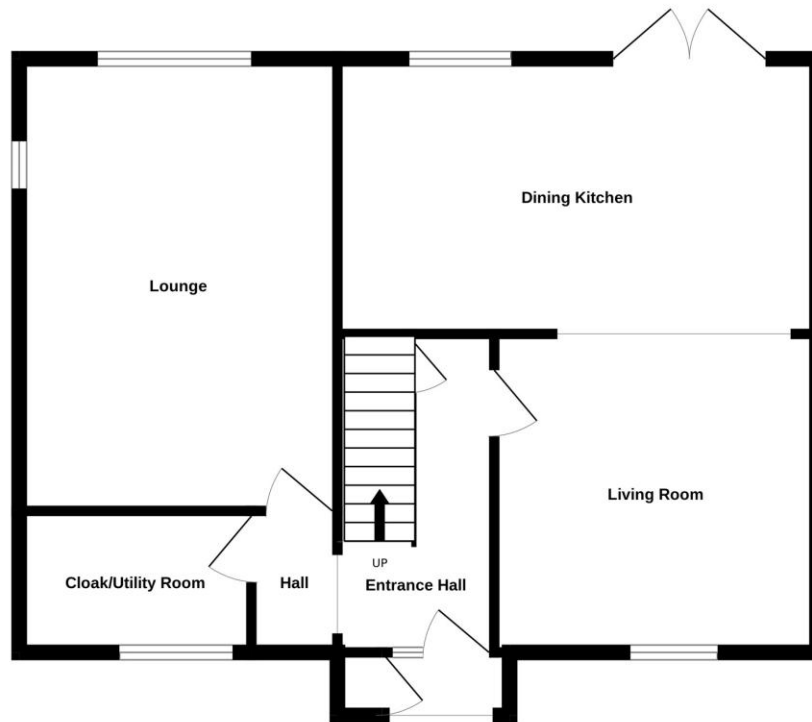
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

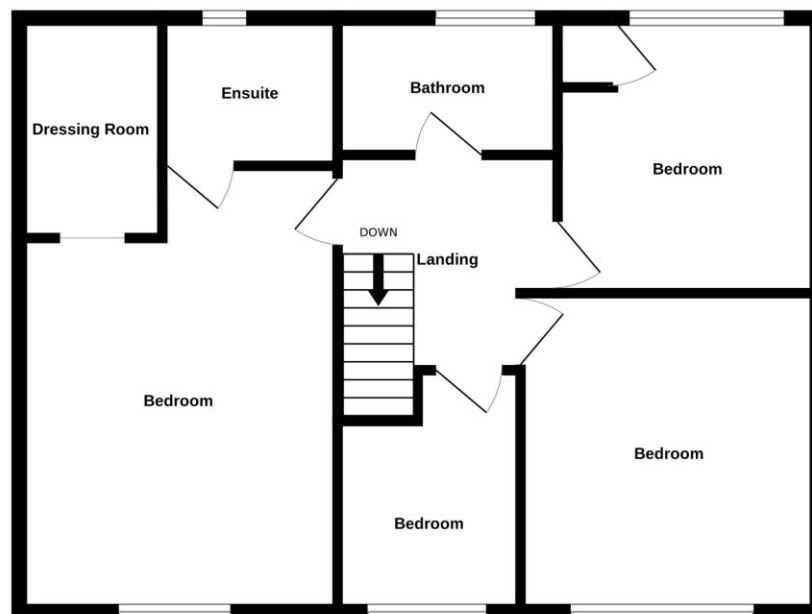




GROUND FLOOR



1ST FLOOR



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)

17 Dales Avenue Embsay SKIPTON BD23 6PE	Energy rating C	Valid until: 4 September 2036
		Certificate number: 0544-3066-3201-3526-1204

Property type	Semi-detached house
Total floor area	126 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	74 C	78 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.