



12 East Lane, Embsay, Skipton, BD23 6QA

Beautifully positioned in the centre of Embsay, this spacious four bedroom family home offers a wonderful blend of character, modern comfort and an unusually spacious garden with far reaching views towards Embsay Crag. Arranged over three floors and thoughtfully and extensively improved by the current owners, the property provides generous living space, an impressive dining kitchen, and a superb garden - an ideal setting for family life in the heart of this highly desirable historic Yorkshire village.

Guide Price £390,000

- Four bedrooms
- Two bathrooms
- Ideal family home
- Superb dining kitchen
- Lawned garden to the rear
- Viewing is essential
- Stunning views
- Popular village location

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Harrogate 21 miles, Skipton 2 miles, Leeds 28 miles (all distances approximate)

General remarks

Upon entering the property through the front elevation, you are greeted by a spacious, recently renovated dining kitchen. The kitchen features a modern range of base, wall, and drawer units with stylish wooden worktops, a double Belfast sink, and an integrated fridge/freezer and dishwasher. It also boasts a mini range STOVES cooker with a gas hob, electric oven below, and an extractor fan above. A cupboard houses the gas combination boiler, and there is a kitchen island offering additional storage and a dining area. The space comfortably accommodates a good-sized dining table.

Adjacent to the kitchen, there is a separate utility area under the stairs, providing plumbing for both a washing machine and the potential for a w.c. (if desired). Moving through to the well-proportioned living room, you'll find a charming feature: a multi-fuel stove set within a stone hearth, framed by an exposed chimney breast. French double doors lead from the living room out to the rear garden, allowing plenty of natural light to flood the space and offering delightful views of the garden. The entire ground floor is heated by underfloor heating via a water system, with the first floor being serviced by central heating radiators.

The first-floor landing provides access to three bedrooms and the house bathroom. Bedrooms two and three are positioned at the rear of the property, offering stunning open views of the garden and beyond. The master bedroom, located at the front, is generously sized, featuring two UPVC double-glazed windows that flood the room with natural light. It comfortably accommodates a king-sized bed, as shown in the images. The house bathroom has been tastefully upgraded in recent years, fitted with a stylish four-piece suite. This includes a classic clawfoot bath, a separate shower cubicle with a rainfall shower, a Burlington high-level w.c., a pedestal hand wash basin, and a heated towel rail, all complemented by partially tiled walls.

Continuing up to the second floor, you will find the fourth bedroom, a generously sized room converted by the current owners. It features exposed beams, two Velux windows that provide excellent natural light, and ample eaves storage on both sides. This floor also benefits from an en-suite bathroom, fitted with a white three-piece suite comprising a panelled bath, low flush w.c., corner hand wash basin, extractor fan, heated towel rail, and partially tiled walls. Heating on this level is provided by electric wall heaters and is not connected to the main gas central heating system.

Externally, to the front of the property, approached from East Lane on to a lovely sun terrace with sufficient space for seating. To the rear, is the attractive garden with stunning open views looking out on to Embsay Crag. It is mostly laid to lawn along with mature fruit trees, bushes and shrubbery and a paved patio area allowing for ample seating. There is also a large shed to the top of the garden, which includes power and lighting facilities as well as being fully insulated.

Directions

From the roundabout at the top of Skipton High Street follow the A6131 in a north-easterly direction. Continue along the High Street/Skipton Road/The Bailey and after about half a mile turn left into Skipton Road. Continue along into the village of Embsay, proceeding past the Cavendish pub climbing the hill, then the property will be easily identified on the left hand side by our Dacre, Son and Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is no allocated parking, however on street parking is available
- Please note that this property is in a conservation area
- Please note that there is a right of access to the rear garden through number 14's garden

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

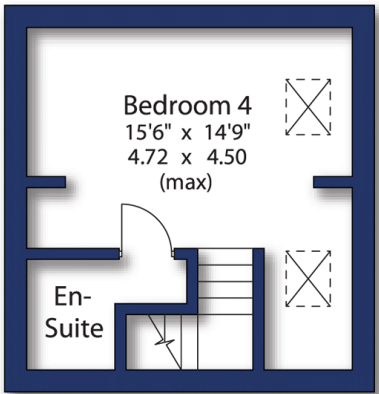
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

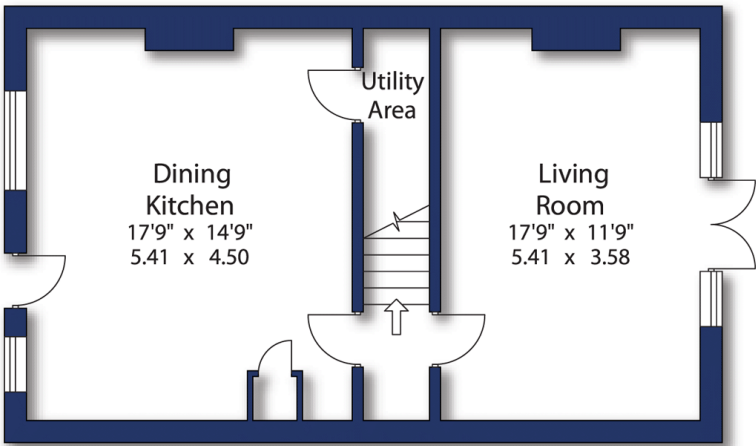
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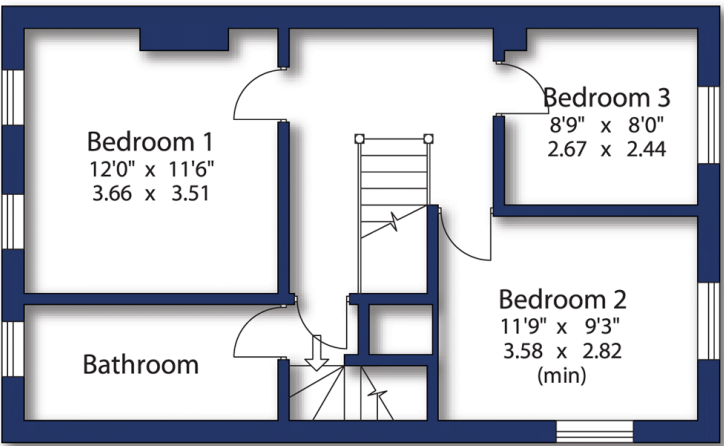
Floorplans



Second Floor

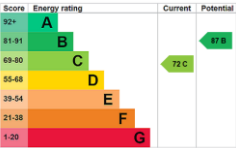


Ground Floor



First Floor

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