



Guide Price £350,000

- Two bedroom detached
- Embsay village location
- Driveway and integral garage
- Garden to three sides
- Fantastic scope to extend the property subject to the relevant permissions
- No onward chain

16 Park Crescent, Embsay, Skipton, BD23 6PB

A unique bungalow sat on a fabulous sized corner plot in the popular village of Embsay, offering two bedrooms, good sized living accommodation, kitchen diner, a large Integral garage and garden to three sides.

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16 Park Crescent, Embsay, Skipton, North Yorkshire, BD23 6PB

Harrogate 21 miles, Skipton 1.5 miles, Leeds 29 miles (all distances approximate)

General remarks

Entrance through a upvc door into porch with a wall mounted gas heater and upvc windows to two sides.

Through a further door into a hallway with loft access, radiator and access to all principal rooms.

Into the living room with two upvc windows, a pair of radiators and a gas living flame fire with marble effect fireplace. The kitchen diner offers a selection of wall, drawer and base units with worktop surfaces over, a stainless steel sink with drainer, space for a free standing cooker, radiator, wood effect flooring and upvc window to the rear. A door way leads into the integral garage with an up and over door to the front, with windows and doors to each side, a storage cupboard off the garage, plumbing to a pedestal sink, space for a washing machine and the central heating boiler.

The two bedrooms both have a radiator and a window to the rear. The shower room is fitted with a modern oversized shower cubicle having a rain hood and shower attachment, a pedestal wash hand basin, low flush w.c., chrome heated towel rail, tiled walls and wood effect flooring.

Externally, a concrete driveway leads to the garage and a pathway leads to the front door with grass to either side. The well stocked rear garden has a lawn, shed and decorative borders.

Directions

On entering Embsay from Skipton, take the second left turning onto Brackenley Lane then the second right on to Sandy Lane. At the end of this road, turn right along Dales Avenue and the property is located on the left corner of Park Crescent and will be easily identified on the left by our Dacre, Son and Hartley 'For Sale' board.

what3words cheeks.horseshoe.tent

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, gas and drainage are installed. Domestic heating and water is from a gas fired boiler
- Parking and a garage are on site.
- The property is located in the Yorkshire Dales National Park

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 £34.20 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.

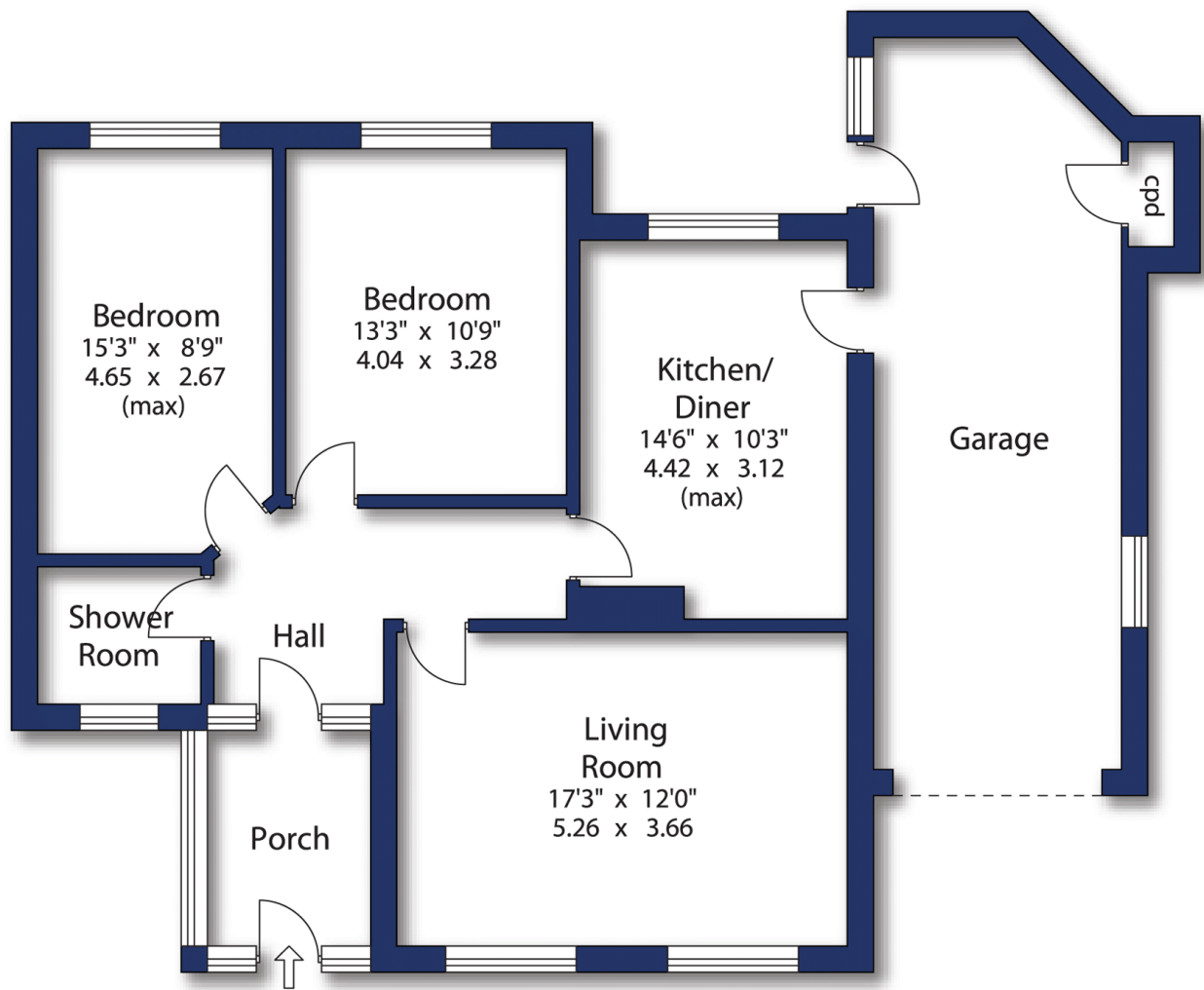
Referral fees

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.

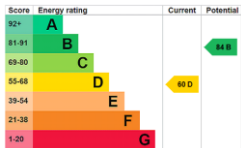
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Floorplans



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