



Guide Price £325,000

- No onward chain
- Two double bedrooms
- Sought-after village location in Embsay
- Splendid long-distance views to the front elevation
- Private rear garden
- Off-street parking and single garage
- Ideal for downsizers or a variety of purchasers

2 Fell View, Embsay, Skipton, BD23 6RX

A well-presented two bedroom semi-detached bungalow pleasantly situated in the sought-after village of Embsay, enjoying splendid long-distance views to the front elevation. Offering spacious single-storey accommodation, private parking and garage, the property is likely to appeal to a range of purchasers.

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2 Fell View, Embsay, Skipton, North Yorkshire, BD23 6RX

Harrogate 21 miles, Skipton 2.6 miles, Leeds 26 miles (all distances approximate)

General remarks

Occupying a pleasant position within the ever-popular village of Embsay, a well-appointed two bedroom semi-

detached bungalow offering comfortable single-storey living, attractive gardens and superb open views to the front elevation.

The property briefly comprises a welcoming front porch opening into a spacious central hallway which provides access to the principal accommodation. To the front of the property is a generous sitting room enjoying splendid long-distance views and featuring an attractive inset gas fire creating a cosy focal point.

There are two well-proportioned double bedrooms, one

benefitting from fitted storage, together with a house shower room. To the rear is a fitted kitchen incorporating a range of wall and base units with complementary work surfaces and spaces for a variety of appliances. Leading from the kitchen is a separate dining room with door opening onto the rear garden.

Externally, the property enjoys a mainly lawned rear garden with established flower borders, offering a pleasant and private outdoor space. To the front is a low maintenance garden together with private off-street parking and a single garage.

Directions

Upon entering Embsay, continue along Main Street before turning right onto Shires lane, turn left onto Moorland Rise which leads onto Fell View where the property will be found identified by a Dacre, Son & 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, gas, water and drainage. Domestic heating is from a gas fired boiler.
- Driveway parking and a garage is on site

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.

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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.

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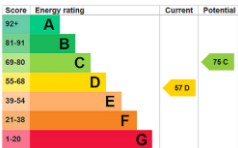
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Floorplans



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