



Guide Price £225,000

- Two bedrooms
- Modern bathroom suite
- Stylish dining kitchen
- Superbly presented throughout
- Low maintenance rear garden
- Viewing is essential
- Popular village location

5 West Lane, Embsay, Skipton, BD23 6QE

A well presented two bedroom, stone built mid terrace property situated in the highly sought after village of Embsay. Offering spacious and well proportioned living accommodation throughout, this attractive home is finished to an excellent standard and is sure to appeal to a wide range of buyers.

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5 West Lane, Embsay, Skipton, BD23 6QE

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

General remarks

Upon entering the property from the front elevation, you are welcomed into a beautifully presented living room, offering a warm and inviting atmosphere. A feature fireplace serves as the focal point of the room, complemented by bespoke fitted cabinetry and charming period details, including decorative ceiling coving. Useful under stairs storage further enhances the practicality of the space, making excellent use of every corner of the home. To the rear of the property is the

extensively modernised dining kitchen, expertly fitted by Magnet and finished to a high standard throughout. The kitchen offers a comprehensive range of wall, base and drawer units, complemented by marble effect work surfaces. Integrated appliances include a fridge/freezer and microwave, while a seven ring gas hob, double electric oven and extractor hood provide excellent cooking facilities. A Belfast sink adds to the character and appeal of the room. Full height French doors flood the space with natural light and provide direct access to the rear garden, while attractive wall panelling and ample space for dining create a stylish and sociable setting.

To the first floor, the landing provides access to two bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and benefits from a feature fireplace, a large window allowing for an abundance of natural light, and access to the fully insulated and boarded loft via a drop down ladder, providing valuable additional storage. Bedroom two overlooks the rear garden and is ideal as a single bedroom, nursery or home office. The impressive Burlington bathroom suite has been

thoughtfully designed and finished to an exceptional standard, successfully blending contemporary styling with traditional character. The suite comprises a freestanding clawfoot bath with shower attachment and elegant brass fittings, a walk in shower with striking herringbone effect tiling, a bespoke wash hand basin, high level w.c., extractor fan and a stylish gold heated towel rail. Wood effect flooring completes this beautifully appointed space.

Externally, the property enjoys an attractive and low maintenance rear garden, featuring an artificial lawn and ample space for outdoor seating and entertaining. Enclosed by stone walls and mature trees, the garden offers a good degree of privacy and includes the charming addition of a traditional-style lamp post. A timber garden shed provides a highly useful utility area, complete with plumbing for a washing machine, Belfast sink and low flush w.c.

Directions

Entering Embsay from Skipton, continue to follow the main road. Take the first left after passing the Cavendish Arms. The property will then be located immediately on your left marked by our Dacre, Son & Hartley 'For Sale' board.
what3words edge.steadily.studs

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Main electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- There is no allocated parking with this property, however on street parking is available nearby
- Please note that this property is located within the Yorkshire Dales National Park. There is a shared right of access pathway to the rear for this property and neighbouring properties

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.

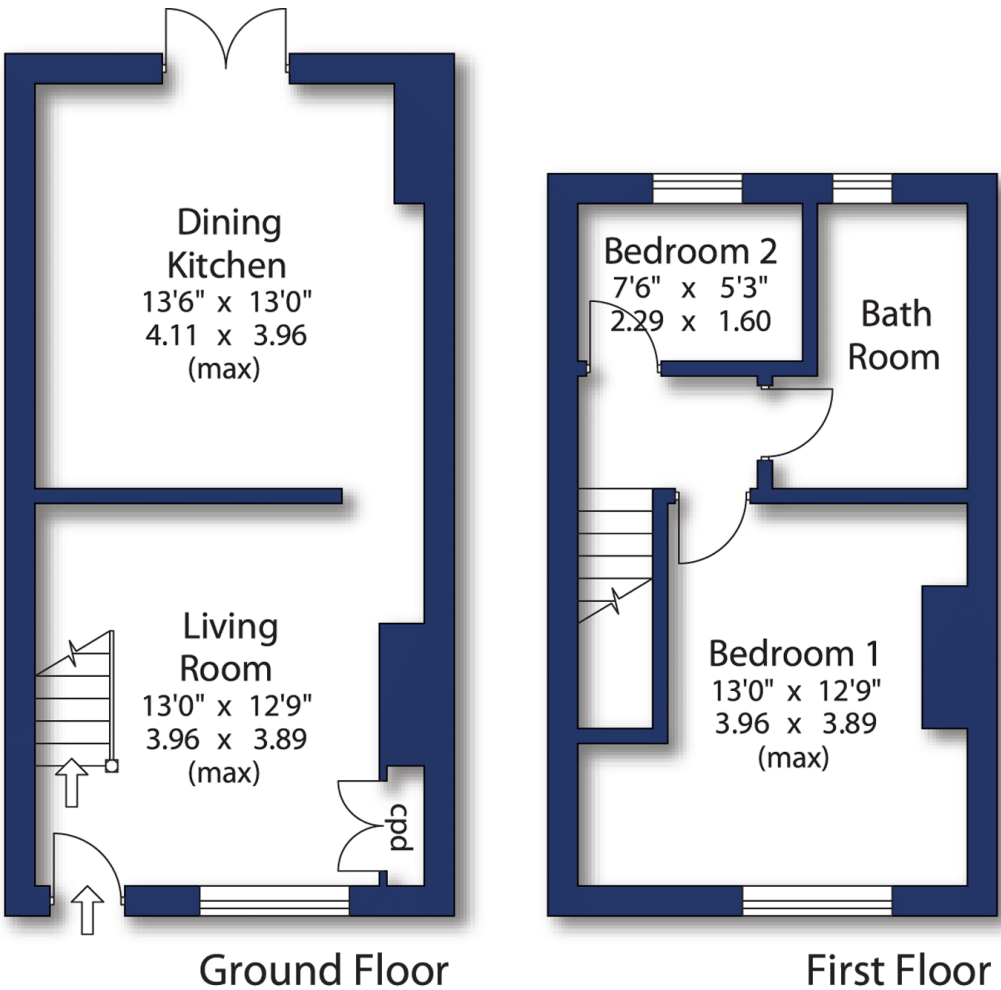
Referral fees

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.

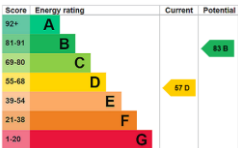
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Floorplans



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