Dacre, Son & Hartley

20 Yorkshire Offices

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7 Tannery Lane, Embsay, Skipton, BD23 6NF

A modern three storey townhouse with exceptional presentation offering four bedrooms over three floors, garden to the rear, parking to the front and a separate garage.

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7 Tannery Lane, Embsay, Skipton, North Yorkshire, BD23 6NF

Harrogate 21 miles, Skipton 1.8 miles, Leeds 28 miles (all distances

Guide Price: £425,000

- Four bedroom modern property
- Amazing accommodation over three floors
- Two bathrooms and a master ensuite
- Open view over woodland
- Quiet cul de sac location
- Enclosed garden to the rear







General remarks

Entrance into the hallway with tiled floor, staircase to the first floor with understairs storage cupboard. Also off the hall is access to a two piece suite with close coupled w.c., and pedestal wash hand basin,

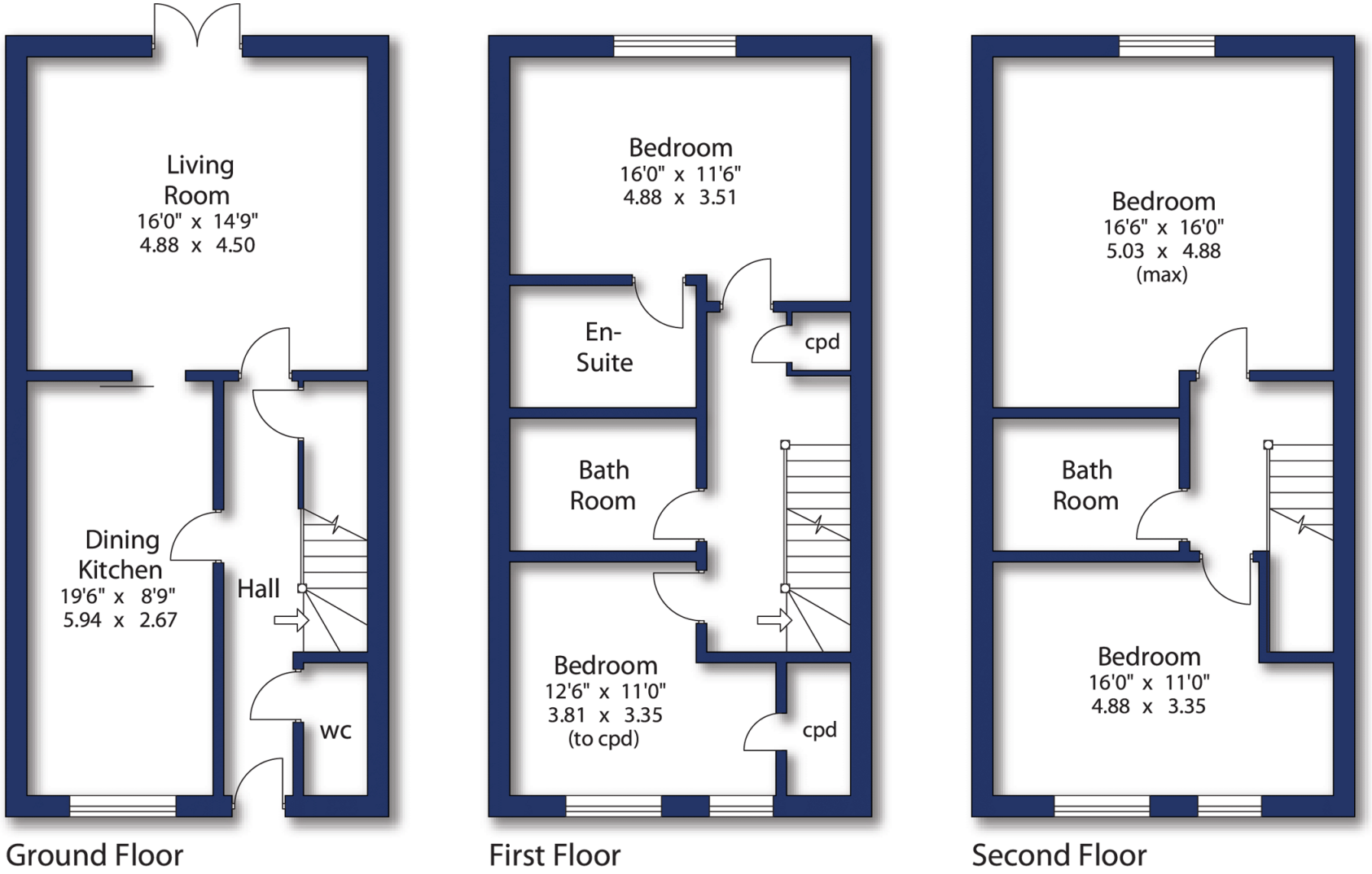
Into the living room with French doors leading out the rear garden and a feature sliding glass door into kitchen dining area. The kitchen diner has tiled flooring throughout and offers a selection of wall, drawer and base units with contrasting granite worktop surfaces over, sunken one and half stainless steel sink with mixer tap, integrated oven, grill oven, fridge/freezer, washing machine, dishwasher and a window with views out to the front.

To the first floor landing with a storage cupboard and access to the master bedroom with views out to the rear garden and woodland area and an en-suite comprising of an oversized shower cubicle with rain hood, concealed cistern w.c., wash hand basin, part tiled walls and tiled flooring. Next, the family bathroom with three piece suite comprising of a bath, concealed cistern w.c., wash hand basin, heated towel rail, part tiled walls and tiled flooring. The second bedroom has two windows to the front and boiler cupboard also housing the tank.

To the second floor with a spacious bedroom looking out over the woodland and a bathroom comprising of bath, concealed cistern w.c., wash hand basin, heated towel rail, part tiled walls and tiled flooring. The fourth bedroom is to the front

Externally, to the front is a gravelled driveway parking area with a flagged pathway. To the rear is an Indian stone patio, lawn, raised beds and new fencing to the boundary with an external gate leading to visitor parking. The garage is located up the road and has a remote door, power, light and a boarded loft. In front of the garage gives additional parking for a small car.

Floorplans

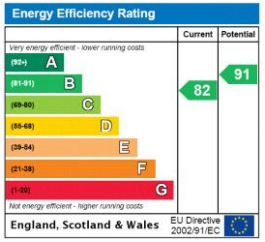


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CONTACT US

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Directions

When leaving Skipton on the Harrogate Road with the castle on the left hand side proceed towards Harrogate taking the first left hand turn approx. 1/4 mile from the town centre, which is signposted Embsay. Follow the road into Embsay and immediately past The Cavendish Arms, turn left up West Lane taking the first left at our Dacre, Son & Hartley 'For Sale' board onto Tannery Lane. Follow the road round where the property is in the first cul de sac, marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words rejects.shoelaces.restrict

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Two parking spaces are on site along with an off site garage
- The property is located in a conservation area and the Yorkshire Dales National Park
- There is an estate charge of £410.32 PA
- Electric feed for and EV charging point

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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 £24.00 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), Dacre, Son & Hartley reserves 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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