Dacre, Son & Hartley

20 Yorkshire Offices

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15 Shires Lane, Embsay, Skipton, BD23 6SB

A fabulous individually designed four bedroomed detached property in this sought after village location. Occupying a corner plot with dual driveways and a good sized south facing garden. This property will make a wonderful family home.

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15 Shires Lane, Embsay, Skipton, BD23 6SB

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

Guide Price: £750,000

- Four bedroom executive property
- Superb well maintained south facing garden
- Amazing kitchen diner area
- Family accommodation
- Superb master suite
- Garage and two driveways
- Views to the front







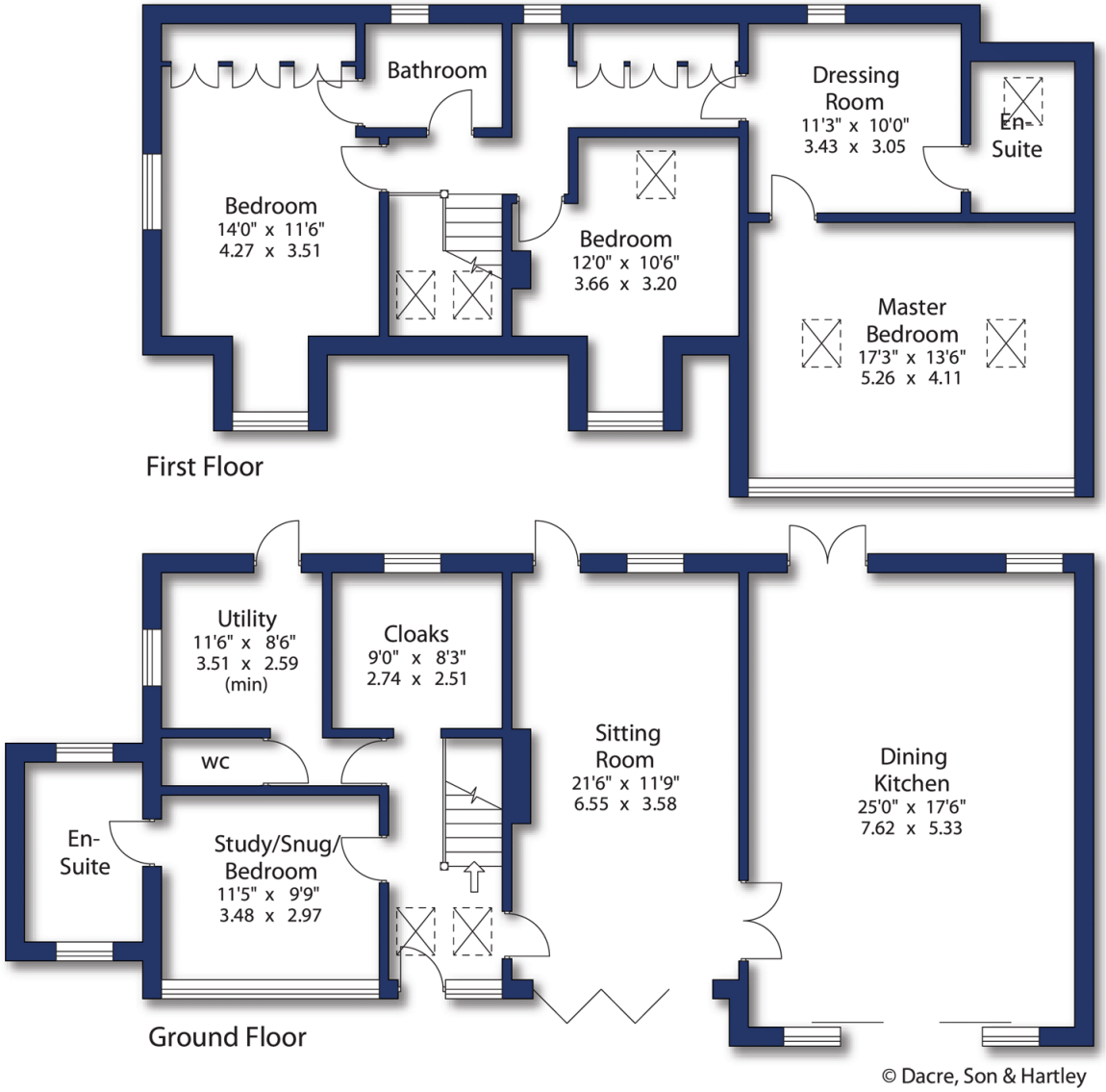
Entry into the full height hallway with high grade flooring and open to a cloakroom with a window to the rear. Into the sitting room with a multi fuel stove, two feature radiators, window and door to the rear and folding doors to the front overlooking the garden.

The bespoke kitchen made by Dalesmade of Settle offers a selection of wall, drawer and base units with a double Belfast sink, an island unit with cupboards, marble worktop, a dresser style cupboard, an integrated dishwasher, space for an American style fridge/freezer, Karndean style flooring with under floor heating, space for an Everhot electric stove, wood flooring, French doors and window to the rear and sliding doors to the front overlooking the garden. The snug/bedroom has a window to the front, high grade flooring and an en-suite with white three piece suite comprising of, a shower with rain hood and attachment, concealed cistern w.c., wash hand basin, laminate flooring and windows to front and rear. The utility room provides fitted units, sink, space for a washing machine and dryer, heated towel rail, laminate flooring, a door to the rear and a window to the side. Also off the utility room is a two piece suite w.c. with a wash hand basin with vanity unit, a close coupled w.c., a heated towel rail and laminate flooring.

To the first floor landing with a window to the rear and two Velux windows. The master bedroom has full height windows overlooking the garden to the front, under floor heating, two Velux windows, a feature radiator and a dressing room off here with a window to the rear and high grade flooring. Also, with a white three piece en-suite comprising of a shower with rain hood, w.c., wash hand basin with vanity unit below, tiling and a Velux window. Onto bedroom two with a feature radiator, loft storage, window overlooking the garden to the front and a Velux. Bedroom three includes fitted wardrobes and cupboards, eaves storage, loft storage, feature radiator and a window to the front and side. Next, the family bathroom with white suite comprising of a bath with rain hood shower over, a vanity unit with wash hand basin, close coupled w.c., laminate flooring and a window to the rear.

Externally to the front is a good sized lawn, stone paved patio, decked area and a tarmac driveway with gates onto Shires Lane. To the side is a paved seating area and to the rear there is a second long concrete driveway with gates to side road and access to the garage which has side opening doors, log store to the side and benefits from power and light.

Floorplans



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EPC TO BE ADDED









CONTACT US

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Directions

Enter Embsay from Skipton, proceed past Embsay Railway and then at the Newsagents take the signposted right turn towards Bolton Abbey, continue along where the property is directly opposite the cricket ground and is identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words trailing.showcase.hence

Local Authority & Council Tax Band

- North Yorkshire County 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 driveways and a garage provide parking on site.

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 available 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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