



Guide Price £322,500

- Three bedrooms
- Semi detached
- Embsay village location
- Private driveway and adjoining garage
- South facing rear garden
- In need of some modernisation
- Superb long distance views
- No onward chain

4 Woodview, Embsay, Skipton, BD23 6NT

A three bedroomed semi-detached property set within the quiet and popular village location of Embsay, along with private driveway, garage and good sized south facing rear garden with lovely long distance views.

NO ONWARD CHAIN

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Harrogate 21 miles, Skipton 2 miles, Leeds 29 miles (all distances approximate)

General remarks

On entering the property from the front elevation, into the entrance porch, then through to the entrance hallway with staircase leading to the first floor and access to the ground floor accommodation. The living room is of a good size with large UPVC window to the front, useful understairs cupboard and gas fire with hearth and surround. Continuing to the

open plan dining/kitchen area, which includes base and wall units with worktops over, five ring gas hob with electric oven below and extractor fan above, space for an undercounter fridge and integral dishwasher. Access to the conservatory is via sliding patio doors, providing further seating and also a handy downstairs cloakroom, comprising of a low flush w.c. and hand wash basin. There is access to the garden via the double patio doors to the rear and side elevation.

To the first floor, there are two double bedrooms with the master bedroom located to the front of the property with lovely views and fitted wardrobes. Bedroom two is to the rear, again of a good size. The third bedroom is situated to the front, providing space for a single bed as seen from our images, but could also be used as a working from home office. The house bathroom with three piece suite in white, comprising of a panelled bath with shower over, w.c.,

pedestal hand wash basin, partially tiled walling, extractor fan and radiator.

Externally, to the front is a low maintenance area with slate chippings and mature bushes and shrubbery. There is also a paved driveway leading to the adjoining garage with manual doors and also housing the utility area for the property with plumbing/space for a washing machine and dryer and housing the gas boiler. To the rear there is the spacious south facing garden with patio and decking seating areas, lawned gardens with slate chippings area, as well as mature bushes, shrubbery and trees. There is also the additional inclusion of a bar, built by the present owners, which is fully insulated and includes power and lighting facilities.

Directions

On entering the village of Embsay from the direction of Skipton, take the second left turning onto Brackenley Lane then first right onto Rockville Drive. Then take the immediate right on to Woodview then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand side after a short distance.

what3words moderated.soothing.counters

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- Private driveway parking and garage are available on site
- Please note that this property is located within 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 £26.10 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.

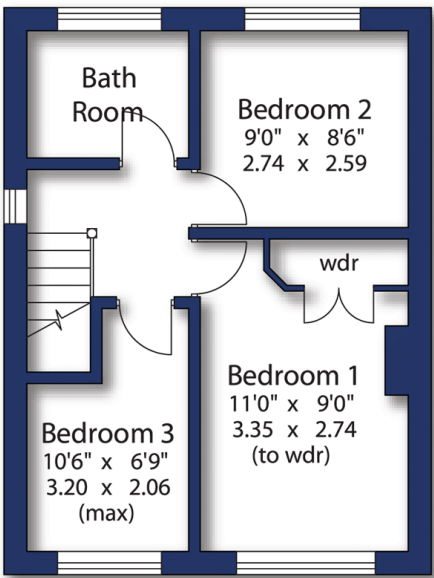
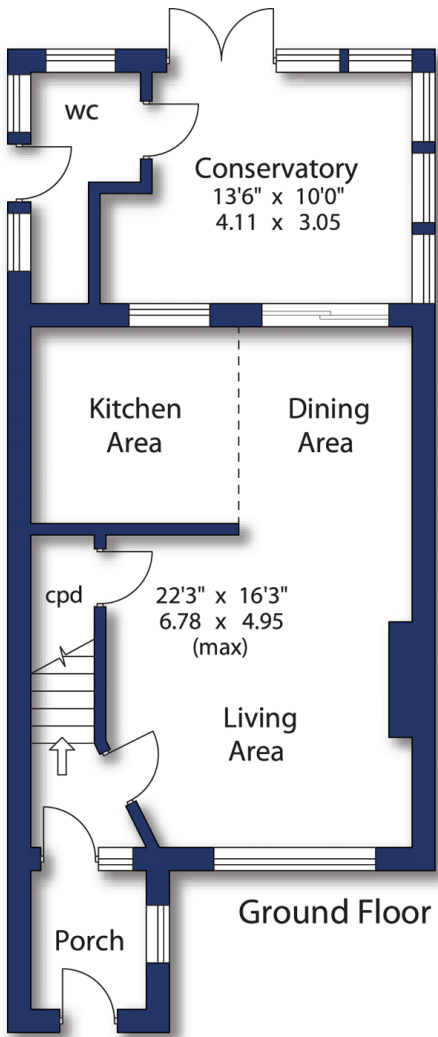
Referral fees

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.

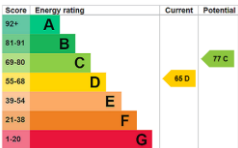
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Floorplans



First Floor
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