



Main Street, Embsay, Skipton, BD23 6RE

Asking Price £239,950

- TWO DOUBLE BEDROOM COTTAGE
- SMALL FRONT GARDEN
- SITUATED IN THE HEART OF THE VILLAGE
- GOOD TRANSPORT LINKS
- SET AMIDST OPEN COUNTRYSIDE
- REAR YARD
- GROUND FLOOR CLOAKROOM
- CLOSE TO AMENITIES
- EXCELLENT VILLAGE PRIMARY SCHOOL
- VIEWING A MUST

Main Street, Embsay, Skipton, BD23 6RE

This BEAUTIFULLY REFURBISHED CHARMING STONE COTTAGE provides WELL-APPOINTED ACCOMMODATION with TWO DOUBLE BEDROOMS, SMALL FRONT GARDEN AND REAR YARD. Situated in a CHARMING AND CONVENIENT LOCATION in the heart of Embsay village with LOCAL AMENITIES JUST A SHORT WALK AWAY. Early viewing of this WARM AND INVITING HOME is highly recommended.



Council Tax Band: C



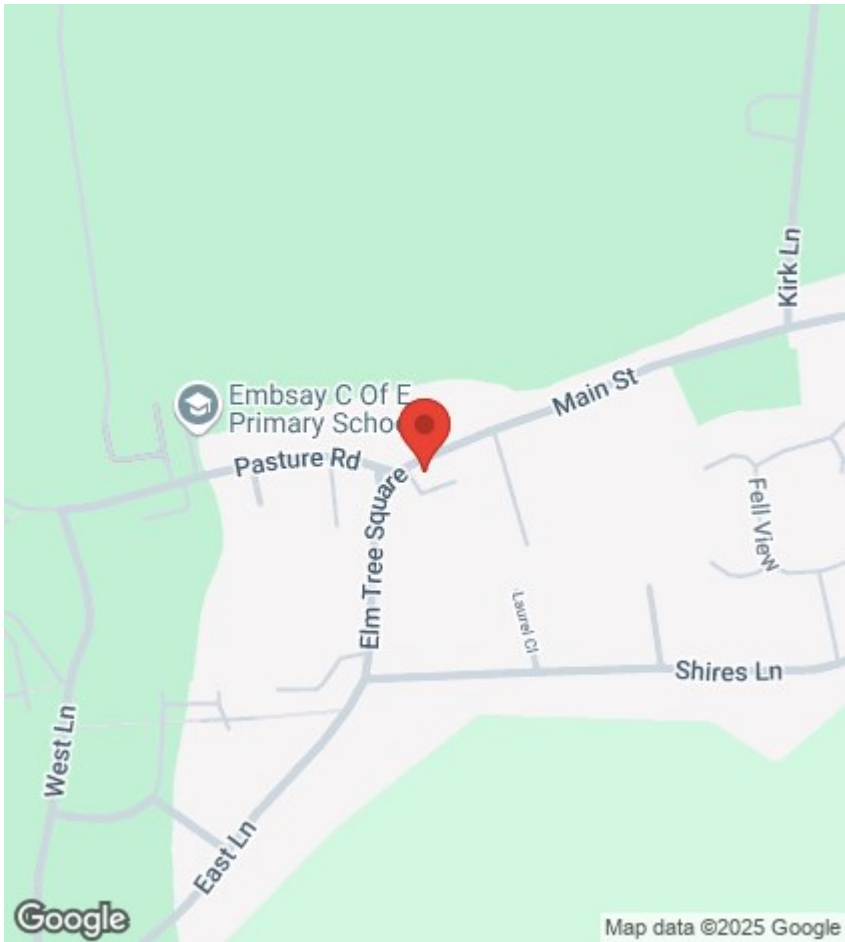
PROPERTY DETAILS

This beautifully refurbished charming stone cottage provides well-appointed accommodation with two double bedrooms, situated in a charming and convenient location near the heart of Embsay village. Local amenities are just a short walk away.

Having undergone significant investment in recent years, this exceptional property now offers a warm and inviting home. It features gas central heating and sealed unit double glazing throughout, ensuring comfort and energy efficiency. The thoughtfully designed accommodation includes a welcoming living room, an inner hallway, and a fitted dining kitchen with cream-fronted units and integrated appliances. A rear entrance hall, which also serves as a utility area with fitted cupboards, includes a ground-floor cloakroom. Upstairs, the property boasts two double bedrooms, both with fitted wardrobes, and a house bathroom equipped with a modern three-piece suite featuring a bath with overhead shower. Outside, the property benefits from a small front garden and a rear yard.

Set amidst open countryside, Embsay is a sought-after village offering various amenities, including a primary school, a church, a chapel, public houses, a general store with a sub-post office, a village hall, and a regular bus service. The historic market town of Skipton, known as "The Gateway to the Dales," is just two miles away, providing extensive shopping, recreational opportunities, and excellent secondary schooling.

This attractively presented and meticulously maintained cottage offers a rare opportunity for comfortable village living. Internal inspection is strongly encouraged.



Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

