



31 BRACKENLEY LANE, EMBSAY, SKIPTON,
BD23 6NW

£285,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Well presented three bedroom semi-detached home in the popular village of Embsay. Providing ample living space, garden, garage and driveway parking, this property is perfect for a growing family or somebody downsizing.

Surrounded by open countryside, the desirable and pretty village of Embsay includes a primary school, a church and chapel, a sub post office/general store, two public houses, a village hall and a regular bus service. Only two miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market and one of the best kept roofed castles in the north of England, provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. The town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey. The local railway station is Skipton with regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

With gas-fired central heating and uPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

UPVC front door, radiator and window to side elevation.

Sitting Room

13'4 x 12'3 max

With feature cast iron wood burning stove set on a stone hearth with timber mantel. Coving and radiator.

Dining Kitchen

15'8 x 9'4

Range of fitted wall and base units with complementary worktop, stainless steel sink unit and tiled splashback.

Appliances comprising; electric oven, ceramic hob, extractor fan and dishwasher. Useful under stairs store, vinyl flooring and radiator.

First Floor

Landing

Access to loft space

Bedroom One

11'1 x 9'5 max

Double room with long distance views and radiator.

Bedroom Two

12'1 x 9'8 max

Double room with radiator.

Bedroom Three

8'2 x 5'11

Single room with radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Chrome heated towel rail. Extractor fan. Cupboard housing Vokera combination boiler.

Outside

To the front of the property there is a lawn with mature borders and driveway providing parking for 3+ cars.

To the side of the property there is a continuation of the driveway.

To the rear of the property there is an enclosed level lawn and SINGLE GARAGE with up and over door.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract.

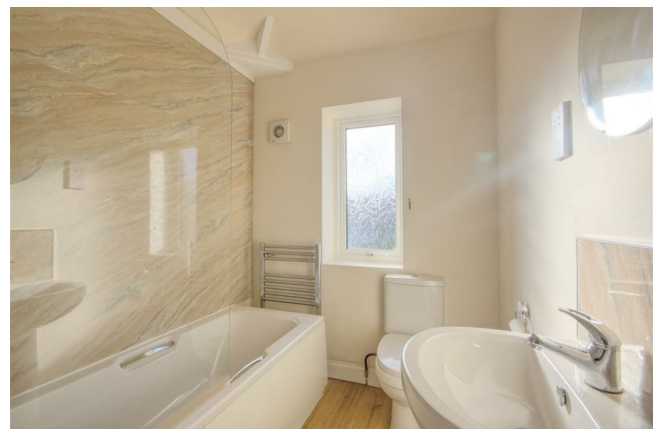
They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept

responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

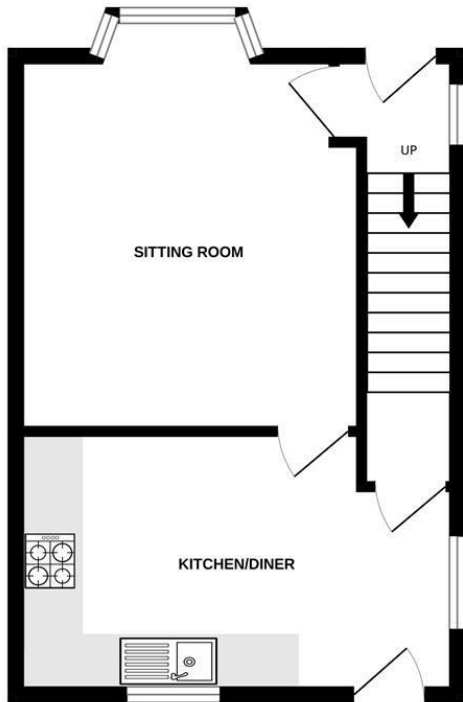


Viewings

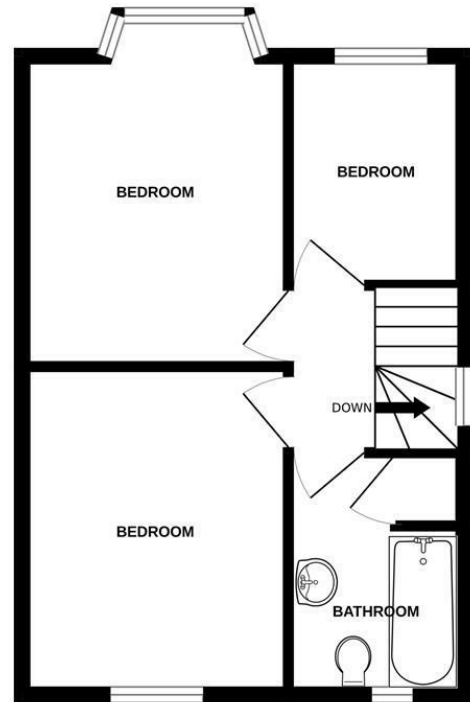
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

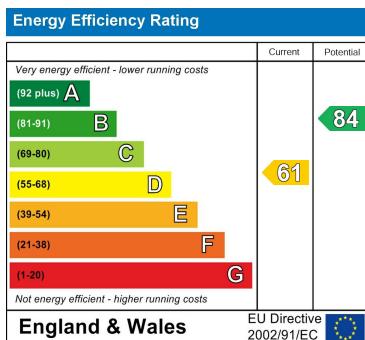


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.