



11 TANNERY LANE, EMB SAY, BD23 6NF

A very well presented modern town house located in the popular village of Embsay. With four double bedrooms (one with ensuite shower room), two further bathrooms and a single garage.

£399,950




CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

A very well presented modern town house located in the popular village of Embsay, within the Yorkshire Dales National Park. With four double bedrooms (one with ensuite shower room), two further bathrooms and a single garage.

THE AREA

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 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.

ENTRANCE HALL

Accessed via a composite front door with recessed ceiling lights and laminate floor covering. Doors lead to the dining kitchen, living room and ground floor WC and stairs lead up to the first floor landing.

DINING KITCHEN

6.52m x 2.45 (21'4" x 8'0")

Comprising a range of contemporary wall and base units with marble effect laminate work surfaces and one and half bowl sink with mixer tap. Under counter integrated slimline dishwasher, integrated full height fridge freezer and space and plumbing for a washing machine. Integrated AEG black glass induction hob with over sized stainless steel canopy over, eye level stainless steel AEG oven and microwave. Recessed ceiling lights, laminate floor covering and under unit lighting. Dining area leads into the living room.

LIVING ROOM

4.64m x 4.55m (15'2" x 14'11")

Open plan to the dining area with recessed ceiling lights and double doors leading out to the enclosed rear terraced garden.

GROUND FLOOR WC

Comprising a wash hand basin with mixer tap, dual flush WC, floor tiling and and extractor fan.

FIRST FLOOR LANDING

Stairs from the entrance hall lead up to the first floor landing, with doors leading to two bedrooms, the house bathroom and the cylinder cupboard. Further staircase leads up to the second floor.

MASTER BEDROOM

4.56m x 4.05m (max) (14'11" x 13'3" (max))

Good sized double bedroom with recessed ceiling lights, laminate floor covering and window overlooking the rear garden. Door leads to the ensuite shower room.

ENSUITE SHOWER ROOM

With cream and black wall tiling and black floor tiles. Wall mounted wash hand basin with mixer tap, dual flush WC with concealed cistern and large walk in shower with glazed screen, thermostatic controls and drench head.

HOUSE BATHROOM

With white part tiled walls and grey floor tiling. Bath with mixer tap and hand held shower attachment, dual flush WC with hidden cistern and wash hand basin with mixer tap. Ladder style towel heater, recessed ceiling lights and shaver point.

BEDROOM 2

4.53m x 3.94m (max) (14'10" x 12'11" (max))

Double bedroom located at the front of the property with two windows and built in cupboard housing the Baxi Megaflo gas boiler.



SECOND FLOOR LANDING

Stairs from the first floor landing lead up to the second floor landing, with doors leading to bedrooms 3 and 4 and door leading to the house shower room. Loft access hatch with drop down ladder.

BEDROOM 3

5.00m x 4.55m (max) (16'4" x 14'11" (max))

Large double bedroom overlooking the rear garden and the chimney. Laminate floor covering.

HOUSE SHOWER ROOM

Comprising a shower cubicle with hydro massage and steam function and drench head, dual flush WC and pedestal wash hand basin with mixer tap. Recessed ceiling lights, sandstone colour wall and floor tiling. Chrome ladder style towel rail and shaver point.

BEDROOM 4

4.54m x 4.04m (14'10" x 13'3")

Another double bedroom with 2 windows overlooking the front of the property with a continuation of the laminate floor covering.

GARAGE AND GARDEN

To the front of the property there is a lawned garden with stone path leading to the front door. To the rear of the property there is an enclosed, terraced garden area. The property benefits from a semi detached garage located on Tannery Lane, with up-and-over door, lighting and power.

OTHER INFORMATION

Tenure: Freehold

Council Tax: Band E

ESTATE CHARGE

A management charge is payable as a contribution towards the cost of maintaining the estate. The current charge for the year ending March 2024 is £511.83.

VIEWING

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

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

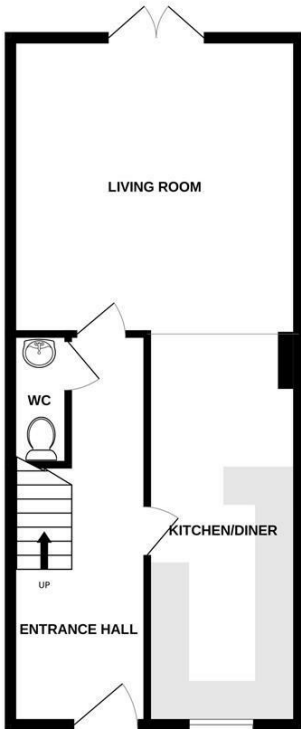
AGENT'S NOTE & DISCLAIMER

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

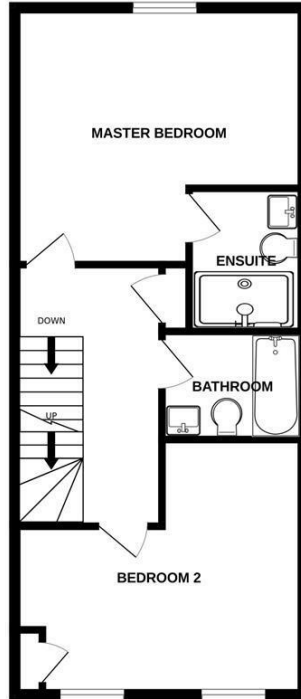




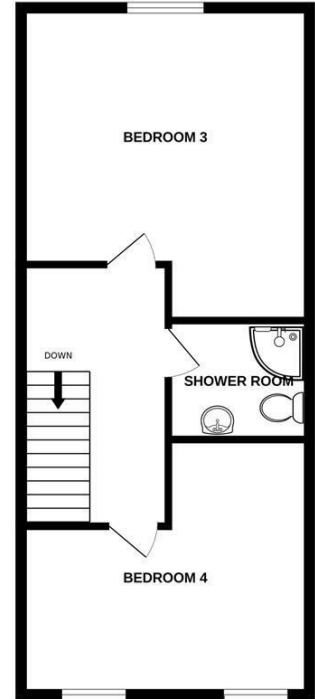
GROUND FLOOR



1ST FLOOR



2ND FLOOR

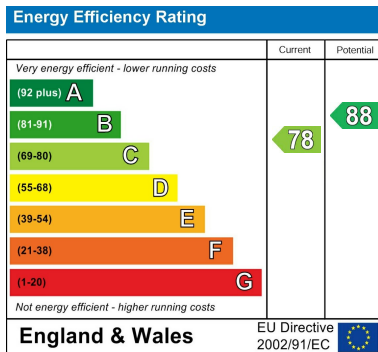


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

Council Tax Band

E

Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk

https://carlingjones.co.uk/

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.