



55a Main Street, Embsay, Skipton, BD23 6RD

£275,000



2 Bedroom Cottage located in Skipton

Commanding superb long distance open views at the rear beyond the enclosed garden across countryside towards Embsay Crag, this well equipped individual two bed roomed stone cottage is very pleasantly situated on the level in the picturesque older part of Embsay with all village centre amenities nearby. With the added benefit of off-street parking and single garage!

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.

The accommodation with gas fired central heating and timber framed glazing, with approximate room sizes comprising:

Ground Floor

Sitting Room

13'2 x 12'11

Gas coals living flame fire with decorative surround and stone hearth. Window seat and radiator.

Dining Kitchen

20'4 x 13'1 max

Range of wall and base units with tiled worktop, Belfast sink and tiled splashback. Appliances comprising; gas hob, gas oven, extractor fan, plumbing for dishwasher, plumbing for washing machine and space of a dryer.

Vinyl flooring, spot lighting and radiator. Useful understairs cupboard.

First Floor

Landing

Airing cupboard. Radiator.

Bedroom One

13' x 12'10

Spacious double room with radiator.

WC

Two piece suite comprising; wc and hand basin. Extractor fan and radiator.

Bedroom Two

12'11 x 10'8

Spacious double rooms with built-in cupboards and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Part tiled walls, vinyl flooring and radiator.

Outside

To the front of the property there is a enclosed fore garden.

To the rear there is an enclosed flagged yard with views toward Embsay Crag. There is a pathway leading to the private parking and single garage.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: D



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

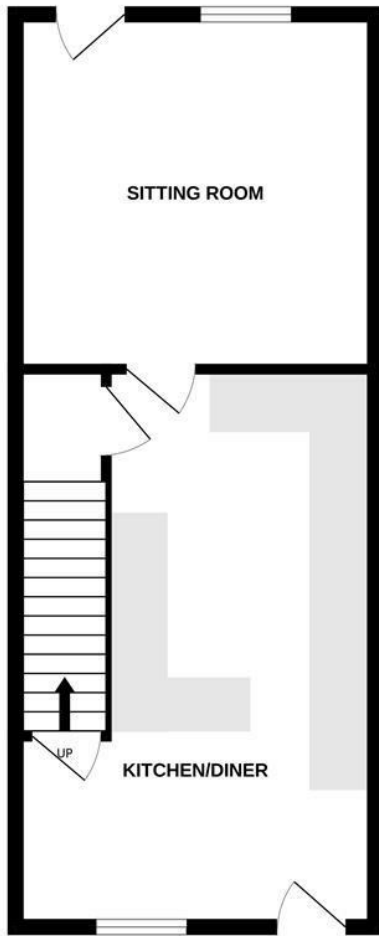
Viewings

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

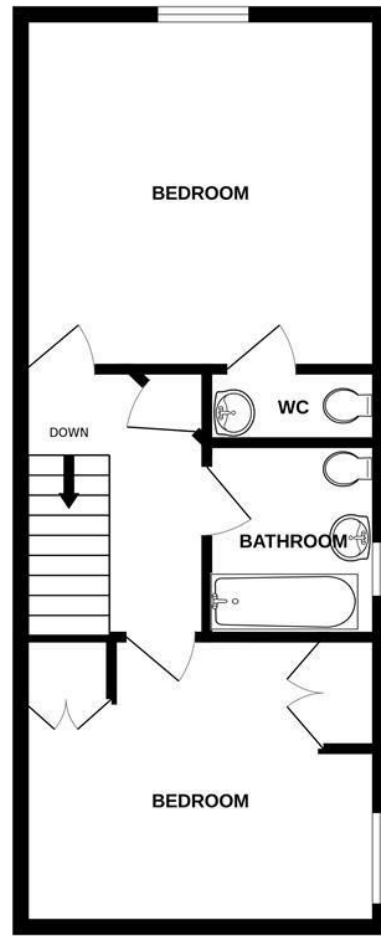




GROUND FLOOR



1ST FLOOR

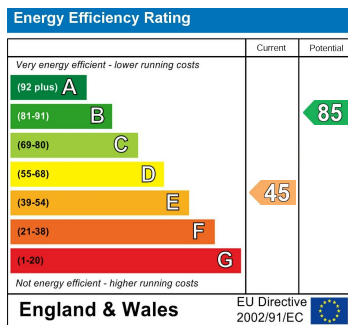


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

Energy Performance Graph



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