



PHOTO OF PLOT 2 COUNTYFIELDS



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House - Semi-Detached (EPC Rating: B)

**PLOT 1, COUNTYFIELDS SHIRES LANE, EMBSAY,
SKIPTON, BD23 6FQ**

£335,000



Plot 1 is located on Countyfields, an exclusive residential development of 2, 3 and 4 bedroom homes on the edge of Emsay village which has been constructed by award winning developer Candelisa. This brand new property is available immediately and is one of two plots now remaining and offers the option to purchasers of kitchen colours and floor coverings.

LOCATION

Surrounded by open countryside, the desirable and pretty village of Emsay 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.

DESCRIPTION

Plot 1 is located on Countyfields which has been constructed by award winning developer Candelisa. Countyfields comprises an exclusive residential development of 2, 3 and 4 bedroom homes on the edge of Emsay village. This brand new property is available immediately and is one of two plots now remaining. The purchaser will have the option of kitchen colours and floor coverings.

In more detail the property comprises:

ENTRANCE HALL

With stairs leading up to the first floor landing and door leading into the living room. Alarm panel.

LIVING ROOM

4.29m x 4.05m (max) (14'0" x 13'3" (max))

With under floor heating, under stairs cupboard and door leading into the internal lobby area.

INTERNAL LOBBY AREA

With door leading to the laundry cupboard, door leading to the WC and door leading to the dining kitchen.

GROUND FLOOR WC

Comprising a Laufen dual flush WC with concealed cistern, Laufen wall mounted wash hand basin with vanity storage beneath and extractor fan. Grey tiled floor covering and grey tiled walls to dado height.

DINING KITCHEN

5.13m x 2.81m (16'9" x 9'2")

Running the full width of the house, with under floor heating and double doors leading out to the enclosed garden area. Oak engineered floor covering, recessed ceiling lights and wall mounted Ideal Logic gas combination boiler. The purchaser

will be given an option of wall and base units with quartz worktops, along with integrated Neff appliances including electric or gas hob, oven, dishwasher, fridge freezer and extractor.

FIRST FLOOR LANDING

Stairs from the entrance lobby lead up to the first floor landing, with doors leading to all three bedrooms and the bathroom, storage cupboard and loft access hatch.

BEDROOM 1

3.33m x 2.88m (10'11" x 9'5")

Double bedroom overlooking the rear garden and Shires Lane, with door leading to the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising a walk in shower with thermostatic controls and sliding glazed door, wall mounted Laufen wash hand basin with mixer tap and dual flush Laufen WC with concealed cistern. Grey tiled flooring, part grey tiled walls and extractor fan, chrome ladder style towel heater, recessed ceiling lights and extractor fan.

BEDROOM 2

3.53m x 2.87m (11'6" x 9'4")

Another good sized double bedroom.

BEDROOM 3

2.70 x 2.15 (8'10" x 7'0")

A small double/ large single bedroom, overlooking the enclosed garden and Shires Lane.

BATHROOM

White three piece Laufen suite comprising bath with thermostatic shower over and glazed shower screen, wall mounted wash hand basin with mixer tap and vanity storage underneath, and dual flush WC with hidden cistern. Grey floor tiling and full height grey wall tiling over the bath and to dado height elsewhere. Chrome ladder style towel rail, recessed ceiling lights and extractor fan.

OUTSIDE

To the front of the property is a paved pathway and a small planted area. To the rear of the property there is an enclosed lawned area. The property benefits from 2 allocated car parking spaces, external lighting, a water tap and an external electric socket.

VIEWING

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

COUNCIL TAX AND TENURE

Tenure: Freehold

Council Tax: Awaiting assessment - expected Band C rating



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SERVICE CHARGE

A service charge will be payable to contribute toward the management of the surface water drainage system on the estate. It is estimated that the annual service charge contribution will be £100.

SERVICES

The property is covered with a two year defect warranty with the developer and also has the benefit of a 10 year structural warranty with Buildzone. 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

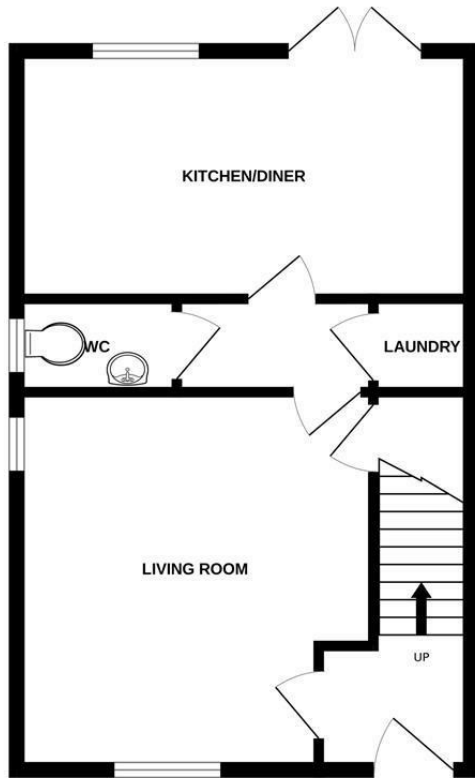


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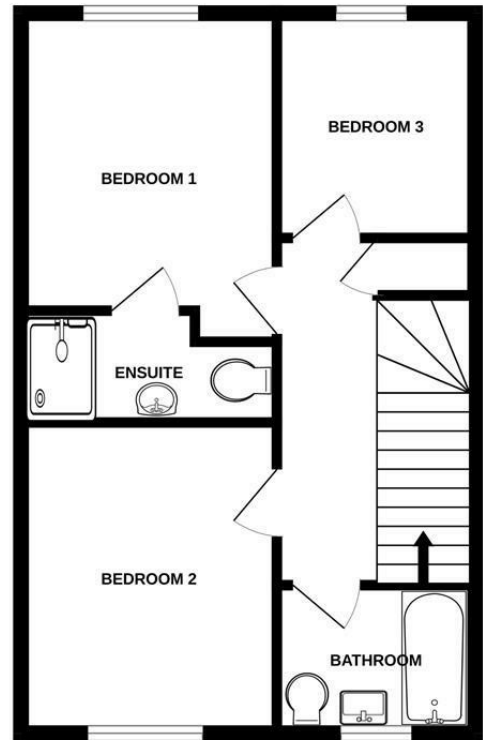


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GROUND FLOOR



1ST FLOOR

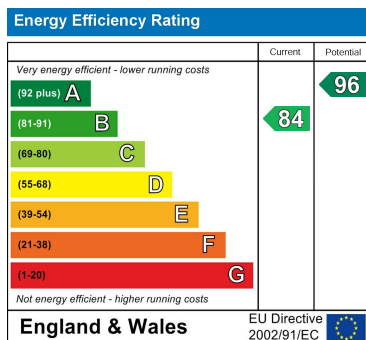


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

New Build

Energy Performance Graph



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