10 MOORLAND RISE, EMBSAY, SKIPTON, BD23 6RU

£395,000

CARLINGJONES
ESTATE AGENTS & CHARTERED SURVEYORS

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Beautifully presented three bedroom bungalow located in the popular village of Embsay. Having being extensively improved over the recent years, this property provides perfect space for someone downsizing or a young family. Featuring dining kitchen, large living room, three double bedrooms, private driveway and double 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 UPVC double glazing, with approximate room sizes comprising:

Ground Floor

Entrance Hall
With UPVC sealed unit double glazed external entrance door. Central heating radiator. Recessed ceiling spotlights. Dark oak effect laminate flooring. Built-in cloaks cupboard. Loft hatch with drop down ladder leading to a part boarded loft storage void incorporating a fitted light.

Dining Kitchen
13'2 x 10'11
Range of stylish modern fitted cream fronted wall and base units incorporating contrasting walnut block effect worktop surfaces. One and a half bowl ceramic sink and drainer unit. Twin cavity electric oven. Four ring ceramic hob with geometric wall tiling over. Stainless steel extractor canopy. Integrated dishwasher. Integrated washing machine. Integrated microwave. Central heating radiator. Recessed ceiling spotlights. UPVC sealed unit double glazed windows to the front and side. Dark oak effect laminate flooring.

Living Room
17'9 x 11'11 max
Carved fireplace surround. Dark oak effect laminate flooring. UPVC sealed unit double glazed window to the front. Central heating radiator. Recessed space for a wall mounted television. Further UPVC sealed unit double glazed window to the side. Recessed ceiling spotlights.

Bedroom One
12'7 x 11'4
Range of fitted wardrobes incorporating sliding mirrored doors. UPVC sealed unit double glazed window enjoying long distance southerly views. Central heating radiator. Recessed ceiling spotlights. Dark oak effect laminate flooring.

Bedroom Two
11'4 x 11'1
UPVC sealed unit double glazed window also enjoying superb long distance southerly views. Central heating radiator. Recessed ceiling spotlights. Dark oak effect laminate flooring.

Bedroom Three
9'4 x 8'6
UPVC sealed unit double glazed window. Recessed ceiling spotlights. Dark oak effect laminate flooring. Central heating radiator.

Bathroom
Modern white three piece suite comprising low suite WC with concealed cistern, hand wash basin set on a vanity cupboard and a double ended bath with chrome drench head mixer shower over. Metro wall tiling together with contrasting geometric pattern floor tiling. Recessed ceiling spotlights. Extractor fan. UPVC sealed unit double glazed window. Chrome towel radiator. Large recessed shelved alcove. Painted timber wall panelling.

Outside
There is an open lawned garden frontage together with steps and handrail leading to the side and rear. Pathways to the front and both sides. External lighting.

To the rear there is a lawned garden area enjoying a delightful southerly aspect incorporating a patio area, apple tree, timber fencing, a children's sand pit and a small decking area. The property benefits from a generous private tarmac driveway providing ample parking in front of the:

Integral Double Garage
22'6 x 18'0
Light and power. External cold water tap. Ideal gas central heating combination boiler. Hatch leading through to a large sub floor storage area incorporating a fitted light (restricted head height).

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: E

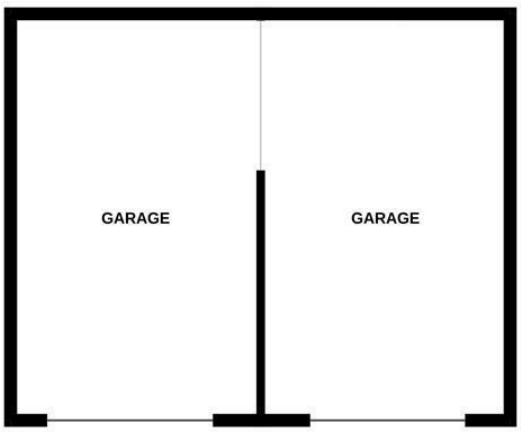
Services
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

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

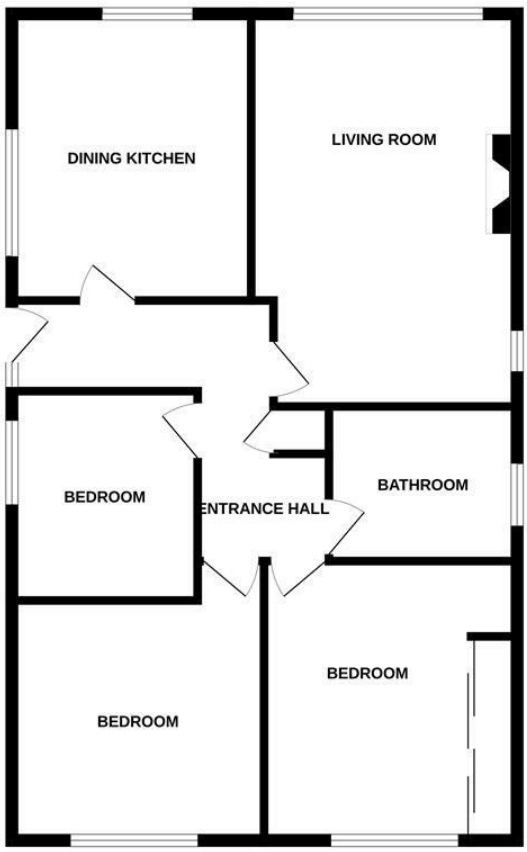
Viewings
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

GARAGE



GROUND 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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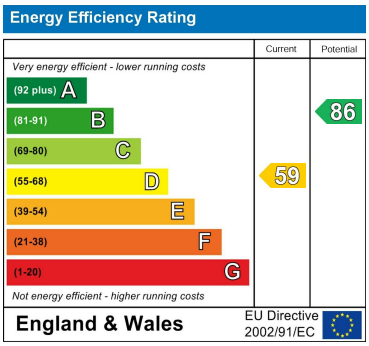
Council Tax Band

E

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.

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