

FREEHOLD

House - Townhouse

15 TANNERY LANE, EMBSAY, SKIPTON, BD23 6NF

£395,000

FEATURES

- Popular village
- Modern townhouse
- Four double bedrooms
- Single Garage
- Two bathrooms plus an ensuite




CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

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.

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

DINING KITCHEN

5.99m x 2.31m (19'7" x 7'6")

Comprising a range of white gloss wall and base units with granite style work surfaces and one and half bowl sink with mixer tap. Under counter integrated slimline dishwasher, fridge, freezer and washing machine. Integral AEG five ring gas hob with stainless steel canopy over, and stainless steel AEG double oven. Recessed ceiling lights, laminate floor covering and under counter lighting. Dining area with frosted glass sliding door leading into the living room.

LIVING ROOM

4.40m x 4.19m (14'5" x 13'8")

A well proportioned living room with recessed ceiling lighting, laminate floor covering and double doors leading out to the enclosed rear garden.

GROUND FLOOR WC

Comprising a white dual flush WC, pedestal wash hand basin and extractor fan.

FIRST FLOOR LANDING

Stairs from the entrance hall lead up to the first floor landing, with doors leading to bedroom 1, bedroom 2 and a bathroom. Further stairs lead up to the second floor landing.

BEDROOM 1

4.42m x 3.59m (max) (14'6" x 11'9" (max))

A well proportioned double bedroom with window overlooking the rear enclosed garden. Door leads to the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising a large walk in thermostatic shower with glazed screen and door, wall mounted wash hand basin with mixer tap and dual flush WC. Tiled floor coveing and part tiled walls. Ladder style towel heater and extractor fan.

BEDROOM 2

3.60m x 3.56m (max) (11'9" x 11'8" (max))

Another double bedroom with two windows overlooking the front of the property. Door leads into a storage cupboard which houses the central heating boiler and the hot water cylinder.

HOUSE BATHROOM 1

Comprising a bath with mixer tap and hand held shower attachment, dual flush WC and pedestal wash hand basin. Tiled floor covering and part tiled walls. Ladder style towel heater, recessed ceiling lighting and extractor fan.

SECOND FLOOR LANDING

Stairs from the first floor lead up to the second floor landing, with doors leading to two bedrooms and the second bathroom. Ceiling loft access hatch.

BEDROOM 3

4.57m x 4.41m (max including built in wardrobe) (14'11" x 14'5" (max including built in wardrobe))

Large double bedroom with window overlooking the rear garden. Large built in wardrobe with sliding doors.

BEDROOM 4

4.40m x 3.58m (max) (14'5" x 11'8" (max))

Another double bedroom with window overlooking the front of the property.

HOUSE BATHROOM 2

Comprising a panel bath with mixer tap and shower attachment, dual flush WC and pedestal wash hand basin. Tiled floor covering and part tiled walls. Ladder style towel heater, recessed ceiling lights and extractor fan.

GARDEN & GARAGE

To the front of the property there is a lawned area with stone flag path leading to the front door. To the rear of the property there is an enclosed, terraced garden with patio area. Timber gate leads from the rear garden, through the neighbouring garden to the single garage which has an automatic up-and-over door. An additional reserved parking space for number 15 can be found on Tannery Lane next to No 2.

OTHER INFORMATION

Tenure: Freehold

Council Tax: Band E

Management Charges: 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 £361.60 per annum.

VIEWING

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





SKIPTON SALES | 68 HIGH STREET, SKIPTON, NORTH YORKSHIRE, BD23 1JJ



SERVICES

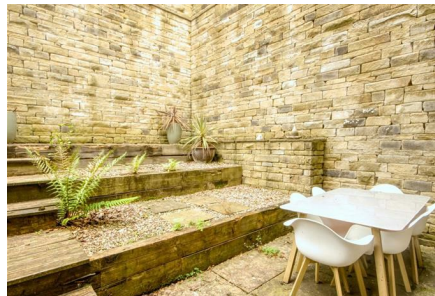
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

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

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.




Call us on

01756 799163

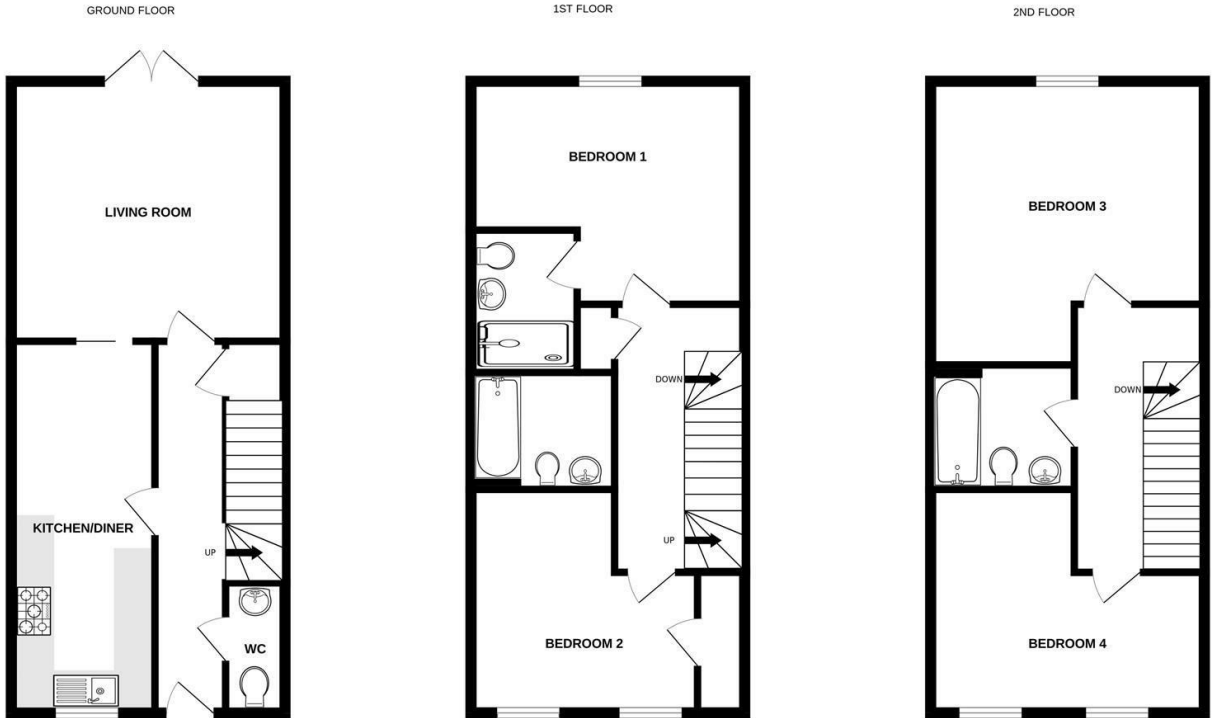
sales@carlingjones.co.uk
<https://carlingjones.co.uk/>

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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.



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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