



7 WEST LANE, EMBSAY, SKIPTON, BD23 6QE

£209,950


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Superbly appointed and beautifully presented stone terraced cottage provides stylish accommodation of exceptional merit which is imaginatively planned on three floors whilst pleasantly situated in the very popular village of Embsay with all local amenities nearby. Featuring three one reception room, modern kitchen, three bedrooms and a smart bathroom.

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.

Benefitting from GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING. The accommodation is described in brief below, using approximate room sizes:-

Ground Floor

Living Room

13'3 x 12'9

Contemporary double central heating radiator in anthracite finish. UPVC sealed unit double glazing. Fireplace recess with a cast iron wood burning stove, brick interior, a tiled hearth and a substantial oak lintel. Built-in base cupboard to one side alcove having oak doors and a matching display surface above. Staircase leading to the first floor.

Kitchen

13'2 x 9'8 max

Range of contemporary grey fronted base and wall units providing cupboards, drawers and contrasting light marble style worktop surfaces having matching up-stands. One and a half bowl composite sink and drainer. Built-in Klarstein dishwasher. Built-in Neff oven with a matching four ring gas-on-glass hob having a matching black glass backing plate and a contemporary extractor hood above. Contrasting floor tiling. Fold-down oak breakfast table. Contemporary vertical double central heating radiator in anthracite finish. UPVC sealed unit double glazing. Recessed low voltage ceiling spotlights. Down-lights beneath the wall units. Concealed Worcester gas combination central heating boiler. Recess under stairs including plumbing for an automatic washing machine. Stable type external door to the rear elevation.

First Floor

Landing

With a bespoke oak and glass balustrade. Wall light points. Recessed low voltage ceiling spotlights.

Bedroom One

11'8 x 9'9

with UPVC sealed unit double glazing and a double central heating radiator. Built-in wardrobe with a clothes rail.

Bedroom Two

6'11 x 6'9

with UPVC sealed unit double glazing and a double central heating radiator.

Bathroom

Quality contemporary suite comprising a white low suite WC, a white hand wash basin with a gloss black vanity cabinet unit beneath and also a large walk-in shower cubicle incorporating a hand-held shower and an overhead drench shower. Contrasting white 'Metro' wall tiling and also mosaic floor tiling. UPVC sealed unit double glazing. Ladder central heating radiator in black finish. Extractor fan. Recessed low voltage ceiling spotlights.

Second Floor

Bedroom Three

13'6 x 11'3 max

Velux window. Double central heating radiator. Spindled balustrade. Exposed beams. Fitted spotlights. Access to roof void storage.

Outside

At the rear of the cottage is a flagged patio providing a very pleasant sitting out area. There is also an out-building/store place in a separate block.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: B

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

Anti Money Laundering Regulations

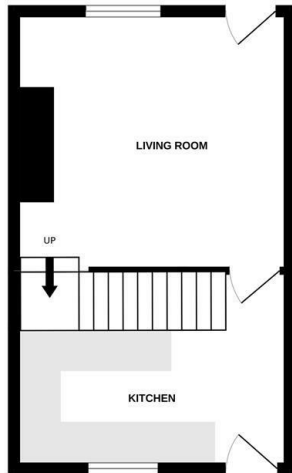
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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.

Viewings

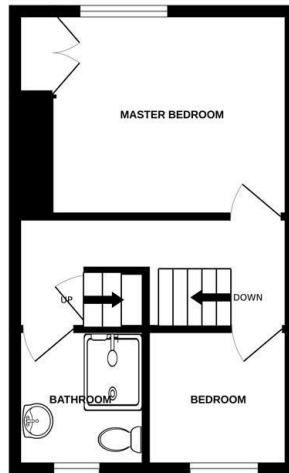
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



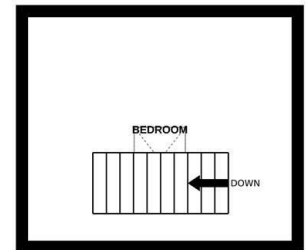
GROUND FLOOR



1ST FLOOR



2ND FLOOR

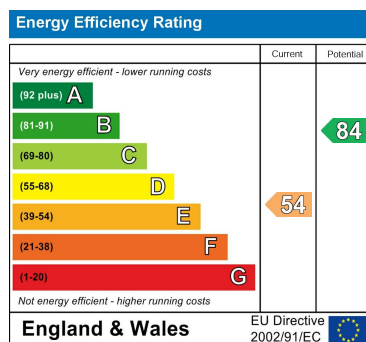


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

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.