



9 LOW BANK, EMBSAY, SKIPTON, BD23 6SQ

£475,000


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



Nestled in the charming village of Embsay, Skipton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

The bungalow boasts two modern bathrooms, ensuring ample facilities for all residents and visitors. The property is designed for easy living, with all essential amenities conveniently located on one level, making it particularly appealing for those who prefer to avoid stairs.

Outside, the property features generous parking space for up to four vehicles, a rare find in this picturesque area. This allows for easy access and convenience for both residents and guests alike.

Low Bank is a tranquil location, surrounded by stunning countryside, yet it remains within easy reach of local shops, schools, and transport links. This makes it an excellent choice for those who appreciate the beauty of rural living while still enjoying the benefits of nearby amenities.

In summary, this bungalow in Embsay is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious layout, modern facilities, and ample parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

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.

Planned over one floor with gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Entrance Vestibule

Entered through a UPVC door with radiator.

Breakfast Kitchen

15'11 x 12'8 max

Range of wall and base units with quartz worktop, matching upstand and inset stainless steel sink. Integrated appliances comprising; five-ring gas hob, electric oven, canopied extractor fan, dishwasher and undercounter fridge. Spotlighting and radiator.

Living Room

19'11 x 13'6 max

Cast iron multi fuel burner set on a quartz hearth with timber mantle over. Two radiator and two wall lights.

Conservatory

11'8 x 9'8

With access to the rear garden.

Utility Room

8'10 x 4'7

With plumbing for automatic washing machine and spotlighting. Door to rear of the garage.

Bedroom One

14'2 x 11'5

Double room with a range of built-in fitted furniture and hand basin. Patio doors leading to the garden. Radiator.

En Suite

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Part tiled walls, fully tiled floor, extractor fan and radiator.

Bedroom Two

15'11 x 11'1 max

Double room with radiator.

Bedroom Three

10'9 x 7'3

Access to loft space via retractable ladder. Radiator.

Bedroom Four

9'1 x 7'1

Single room with a range of built-in fitted furniture. Radiator.

Wet Room

Three piece suite comprising; large walk-in shower with thermostatic shower over, hand basin and wc. Heated towel rail, extractor fan and spotlighting.

Garage

Single garage with up-and-over door to the front.

Outside

To the front of the property there is a private tarmac driveway with space for three cars. There is also a lawn with mature planted borders. To the rear there is a flagged seating area.



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

Anti Money Laundering Regulations

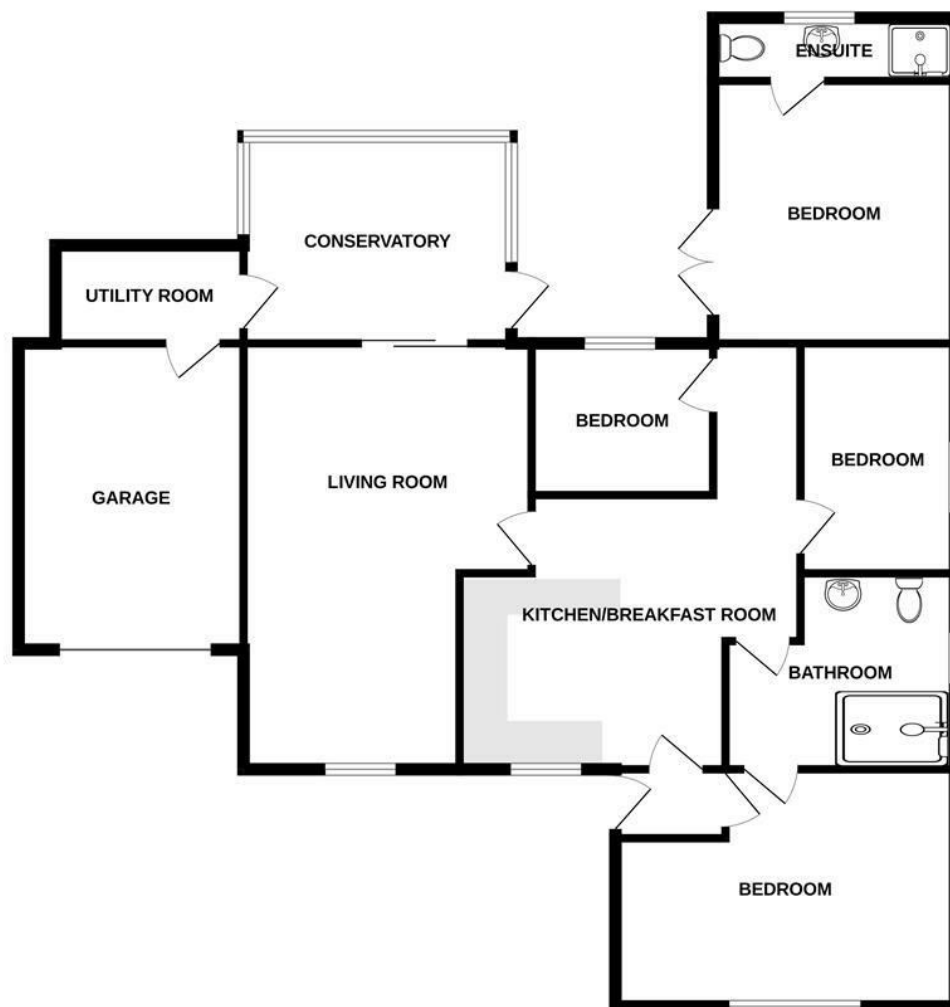
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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.