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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A CHARMING ENERGY EFFICIENT 3 BEDROOMED COTTAGE
WITH MANY ORIGINAL CHARACTER FEATURES SITUATED
IN A SOUGHT-AFTER VILLAGE LOCATION**



**19 MAIN STREET
EMBSAY**

Constructed in coursed Yorkshire stone with corbelled eaves, **this interesting period cottage has an impressive extended floor area of 1000 sq ft**, being presented to a high standard throughout with modern fixtures & fittings whilst retaining original character features including noticeably high coved ceilings providing a lovely feeling of light & space.

The accommodation briefly comprises: **2 generous Reception Rooms**, an upgraded extended Kitchen, Utility & w.c, complemented by **3 well proportioned Bedrooms** and a stylish Wet Room (plus a very useful boarded Attic with an electric ladder and Velux windows). Externally there is foregarden enclosed by attractive wrought iron railings and an easily maintained block paved rear garden including an outbuilding with power & light.

PRICE: £349,950

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Embsay is a much admired semi-rural village which is well known for having **an excellent primary school, a variety of sporting clubs and many popular country walks**; being well situated within **a short drive or bus journey to the historic market town of Skipton** which provides a wider range of amenities and **regular network links to the larger business centres of Leeds, Bradford and Manchester.**

The cottage is served by **double glazed sash windows, solar panels and modern gas central heating**, contributing to an **energy efficient C rating.**

Offered with no forward chain, the accommodation comprises in more detail:

TO THE GROUND FLOOR

Half glazed panelled door to:

VESTIBULE: with matwell, coved ceiling & rose and half glazed inner door to:

SITTING ROOM: 17'0" x 10'10" with coal effect gas fire in period fireplace, cupboards & shelves to both sides, window seat and original coved ceiling & rose.



LIVING / DINING ROOM: 12'5" x 17'2" (into chimney recess & fitted cupboards to sides) with ceiling downlights, open staircase to the first floor with useful store under (housing the solar panel battery) and multi-paned doors to:



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



KITCHEN: 14'2" x 13'4" (max L-shape) with range of contrasting wall and base units, stylish worktops, stainless steel sink unit & drainer, 4 ring gas hob with concealed extractor hood over, eye level oven & grill, integrated Bosch dishwasher, integrated fridge, Vinyl flooring, half glazed door to the garden and windows on 3 sides (plus 2 Velux) providing lots of natural light.



UTILITY: 4'5" x 4'2" with tiled flooring, fitted cupboards, Velux window and space for washer, dryer & freezer.

W.C: with matching flooring, low suite w.c, bracket wash hand basin, tiled walls, extractor fan and window with fitted blind.

TO THE FIRST FLOOR

LANDING: 9'0" x 4'2" with access via an extending electric ladder to a very useful **ATTIC:** 14'10" x 8'1" (plus storage under eaves) fully boarded with solar panel inverter, 2 Velux windows, Worcester boiler & pressurised cylinder and ample space for a desk.

BEDROOM 1: 11'9" x 11'1" (into fitted wardrobes & drawers also including a concealed sink) with additional fitted wardrobes, original feature cast iron fireplace and a pleasant outlook over fields to the rear.



BEDROOM 2: 11'8" x 10'0" with fitted wardrobes, drawers & dressing table and views through trees to a field at the front.

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BEDROOM 3: 8'8" x 6'8" with similar views.



WET ROOM: 10'1" x 3'4" (inclusive of deep store cupboard over the stairs) with walk-in shower with fixed glass screen, low suite w.c, wash hand basin with drawers under, mirror with feature lighting, ceiling downlights, tiled floor, majority tiled walls, wall niche with feature lighting, extractor fan, towel radiator and window with fitted blind.

TO THE OUTSIDE

There is an attractive forecourt with established flower borders enclosed by a wrought iron gate & railings.

The rear is block paved for ease of maintenance and provides a sheltered sitting out area which catches the afternoon sun. There is also a cold water tap and a useful **OUTBUILDING:** 7'8" x 6'0" with power & light, half glazed stable style door and side window.



SERVICES: Mains gas, water, drainage and electricity are connected to the property. Eight solar panels and a battery are installed, contributing to approximately half of the electricity bills. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C.

POST CODE: BD23 6RD

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



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