

# HUNTERS®

HERE TO GET *you* THERE

**Brackenely Lane, Emsay**

**Price £330,000**

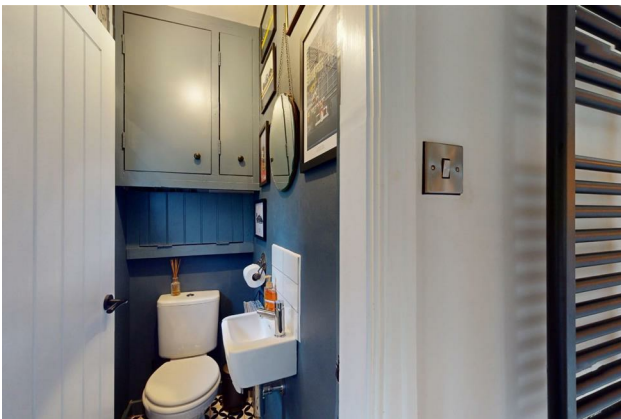
**Property Images**



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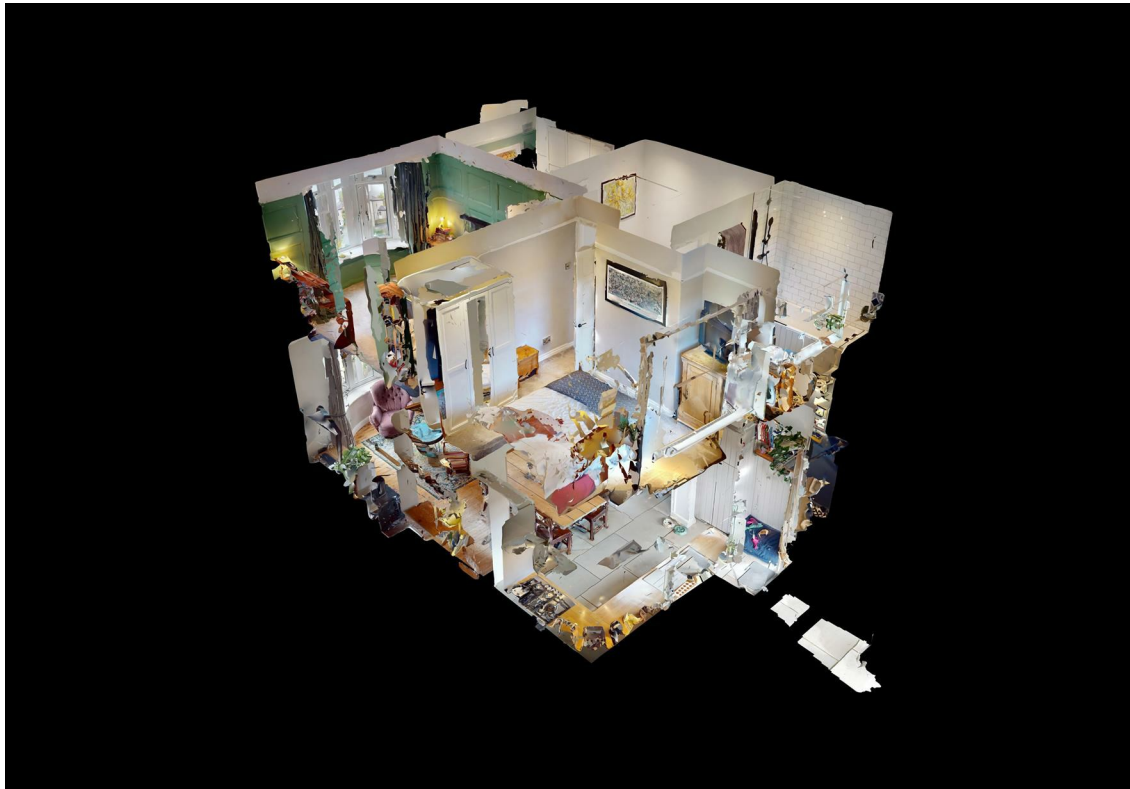
## Property Images

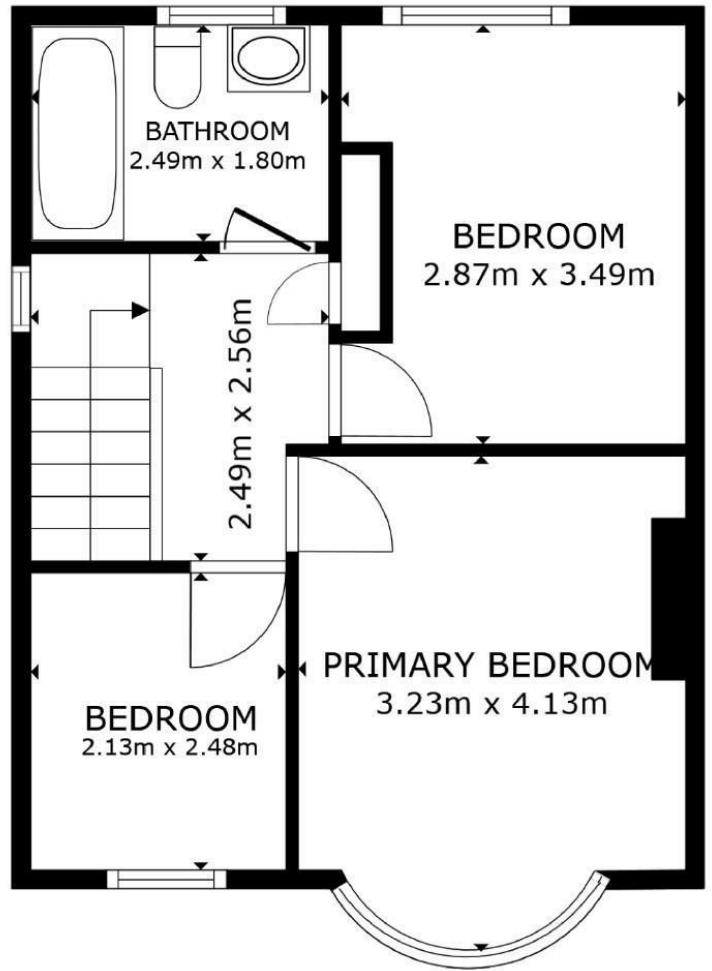
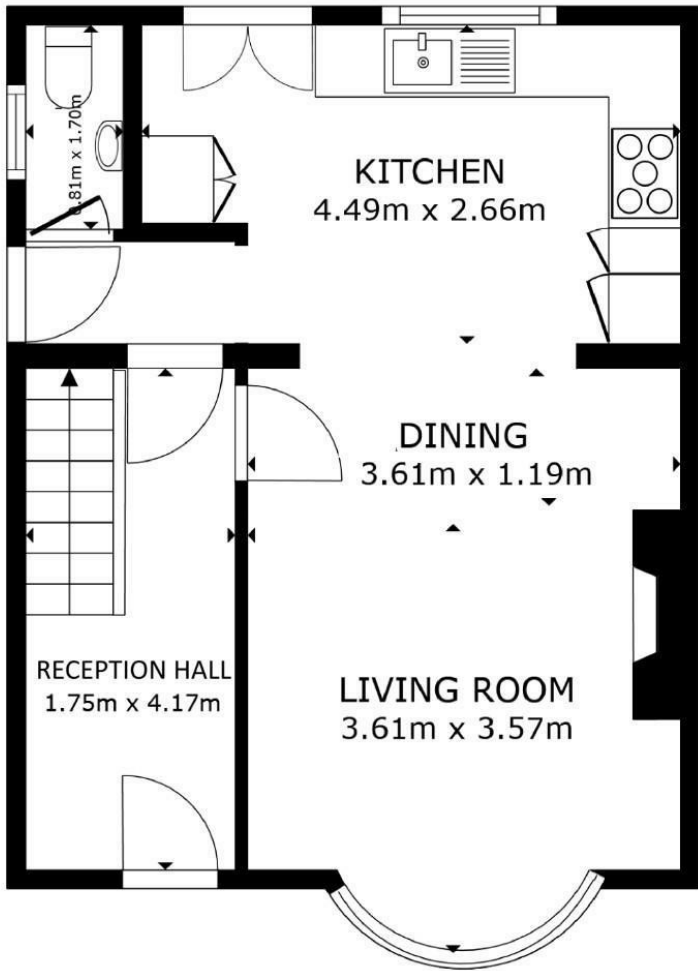


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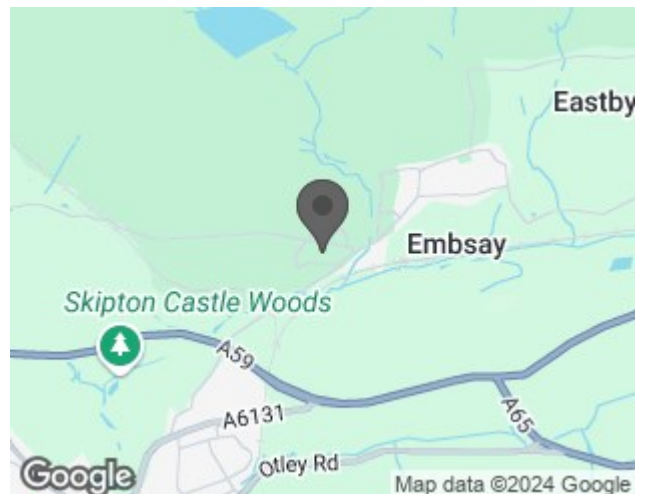
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>55</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Nestled in the charming village of Embsay, on the sought-after Brackenley Avenue, this beautifully refurbished 1930s semi-detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious reception room perfect for entertaining guests or relaxing with your loved ones. The property boasts three bedrooms, two of which are generously sized doubles featuring elegant paneling and offering some pleasant views.

The heart of this home is the stunning open-plan living-dining-kitchen area, flooded with natural light streaming through the large bay window. The kitchen is a chef's dream, equipped with modern appliances and ample storage space within the fitted units. Imagine enjoying your morning coffee by the French doors or hosting dinner parties with ease, all while admiring the view of the enclosed garden that basks in the afternoon and evening sun.

This property has been lovingly upgraded and re-configured by its current owners, ensuring a high standard of living with a boutique-style bathroom, ground floor WC, and a single garage and additional parking spaces for up to three vehicles. The convenience of village amenities, including a general store / newsagents and two pubs, adds to the appeal of this location, while the vibrant town of Skipton is just a leisurely 20-minute walk away.

Double glazed and new GAS central heating boiler. All mains services are connected.

Don't miss this opportunity to own a special home in a prime location that seamlessly blends modern comfort with the timeless charm of a 1930s property. Embrace the quintessential British village lifestyle at its finest in this delightful semi-detached house on Brackenley Avenue.

#### On-Line-Bullet-Points

- 1930's 3 bed semi-detached
- Upgraded and re-designed in 2021/22
- Fabulous open-plan living-dining-kitchen
- Ground floor WC
- 2 double bedrooms plus a single
- Enclosed sun-catching garden
- Single garage plus further parking
- Excellent local schools, pubs and shop
- Skipton just a 20 minute walk
- 3D Virtual Viewing - Click the 'arrow' in photos