



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED 3 BEDROOMED SEMI-DETACHED FAMILY HOME OCCUPYING GENEROUS GROUNDS INCLUDING A GARAGE, EXCELLENT PARKING AND LANDSCAPED GARDENS SITUATED IN A SOUGHT-AFTER VILLAGE**



**12 SKIPTON ROAD  
EMBSAY**

**Occupying a larger than average plot which includes generous lawned & flagged gardens, a Garage/Workshop and private driveway parking for several cars, this interesting semi-detached property has been extended and considerably improved, now providing a ready-made family home which will be of likely appeal to a variety of prospective purchasers.**

**The light & airy accommodation briefly comprises: a Hallway, 2 generous Reception Rooms, a modern open plan Kitchen, Utility area & rear Porch, 3 well-proportioned Bedrooms and a stylish Bathroom suite.**

**PRICE: £395,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://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.**

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

### **TO THE GROUND FLOOR**

Majority glazed uPVC door to:

**HALLWAY:** 15'2" x 5'11" with open spindled staircase to the first floor.

**SITTING ROOM:** 11'0" x 13'8" (into bay window) with 2 wall light points.



**DINING ROOM:** 13'7" x 11'0" with laminate flooring, view over the rear garden and opening to:



**KITCHEN:** 18'10" x 7'3" with matching flooring, range of modern wall and base units with oak effect worktops over, 1½ bowl composite sink & drainer, oven & 4 ring gas hob with stainless steel extractor hood over, part tiled walls, dishwasher plumbing and **UTILITY AREA** with space for washer & dryer and half glazed door 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.



**REAR PORCH:** with tiled floor, windows on 2 sides and half glazed external uPVC door.

### **TO THE FIRST FLOOR**

**LANDING:** 9'0" x 4'2" with gable end window and access via folding ladder to part boarded attic with light.

**BEDROOM 1:** 13'8" x 11'1" with ample space for wardrobes and views over the rear garden.



**BEDROOM 2:** 12'0" x 9'11" with exposed floorboards and pleasant views to the front.

**BEDROOM 3:** 8'9" x 7'3" with similar views.



**BATHROOM:** 7'5" x 5'10" with highly quality Burlington suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, chrome ladder radiator, part tiled walls, laminate flooring and window with frosted glass.

### **TO THE OUTSIDE**

There is a lawned garden to the front with flower borders and a very generous driveway with space to park several cars giving access to a half **GARAGE/STORE:** 9'0" x 8'0" with up-and-over door and a further **WORKSHOP:** 11'2" x 8'2" with side uPVC door & window.

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The rear garden includes a flagged patio, good sized lawn, decking, a further flagged sitting out area and a greenhouse; the whole enjoying a good level of shelter & privacy.



**SERVICES:** Mains gas, water, drainage and electricity are connected to the property. 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.

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

**POST CODE: BD23 6QJ**

**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.

**PRICE: £395,000**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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