



**Low Bank, Embsay**  
£345,000







## 5 Low Bank Embsay BD23 6SQ

THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW IS LOCATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF EMSAY. OFFERING WELL PLANNED LIVING ACCOMMODATION, SINGLE GARAGE AND DRIVEWAY PARKING THIS HOME BENEFITS FROM A VAST AMOUNT OF FEATURES.

In the quiet location of Embsay this bungalow offers close proximity to the local village shops and only approximate 2 miles from the centre of Skipton. With three good sized bedrooms and exceptional living accommodation. The property benefits from UPVC double glazing and gas central heating throughout.

As a place to live, Embsay is a particularly popular village. As well as a local everyday store, there is a primary school, church, two public houses, hairdresser and a modern village hall where the strong local community organises a wide range of activities. Embsay is situated two miles north east of the historic market town of Skipton with its wide range of shopping, educational and recreational amenities, and the village borders wonderful Yorkshire Dales National Park countryside, including Embsay Reservoir and the spectacular Black Park above Eastby where there are beautiful walks across the bracken and heather moorland.

This bungalow offers spacious living accommodation and comprises kitchen, sitting room, house bathroom and the three bedrooms. The property is described in brief below using approximate room sizes:-



**ENTRANCE HALL** A light and airy hallway with the built in boiler cupboard which also provides space for further storage. Loft access. Radiator.

**KITCHEN** 12' 11" x 10' 6" (3.94m x 3.2m) A spacious kitchen with space for dining. Fitted with all and base units in cream with wood effect work surfaces. Windows to the front and side. Part tiled walls. Integrated appliances comprise:- gas hob and electric oven. Space for fridge/freezer and washing machine. Stainless steel sink drainer. Radiator.

**SITTING ROOM** 17' 8" x 11' 11" (5.38m x 3.63m) A good sized sitting room with window to the front and to the side. Gas fire with marble hearth and surround. Two radiators.

**BEDROOM THREE** 9' 7" x 8' 1" (2.92m x 2.46m) A versatile room that could be used as a home office or as a single bedroom. Window to the side. Radiator.

**BEDROOM TWO** 13' 00" x 11' 3" (3.96m x 3.43m) MAX A double bedroom with space for wardrobes. Window to the rear. Radiator.

**BEDROOM ONE** 13' 00" x 11' 4" (3.96m x 3.45m) MAX A spacious double bedroom with large built in wardrobes and matching side units. Window to the rear. Radiator.

**BATHROOM** A modern fitted bathroom with a three piece suite comprising:- Low level WC, paneled bath with shower over and hand basin. Frosted window to the side. Tiled flooring and walls. Airing cupboard with the hot water cylinder.

**OUTSIDE** To the front is a beautifully presented lawned area with well established shrubs and planted border. There is driveway parking to the side and also access around to the rear garden. To the back of the property is a private flagged seating area with a fenced border and planted flower beds.

**GARAGE** 16' 8" x 8' 11" (5.08m x 2.72m) A good sized garage offering space for a home workshop and a door to the rear garden. Benefitting from electric, tap and light with an up and over front door.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

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**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**COUNCIL TAX** This property is in Council Tax Band E. For further details please visit the Craven District Council website.

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-  
Monday to Friday: 9.00am - 5.30pm  
Saturday: 9.00am - 4.00pm  
Sunday: 11.00am - 3.00pm

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**DIRECTIONS** On entering Embsay from the A65 proceed along Skipton Road and past the Cavendish Inn on the right hand side. Continue along East Lane, becoming Main Street and Low Lane. Turn right onto Low Bank and the property can be found a short distance on the left hand side

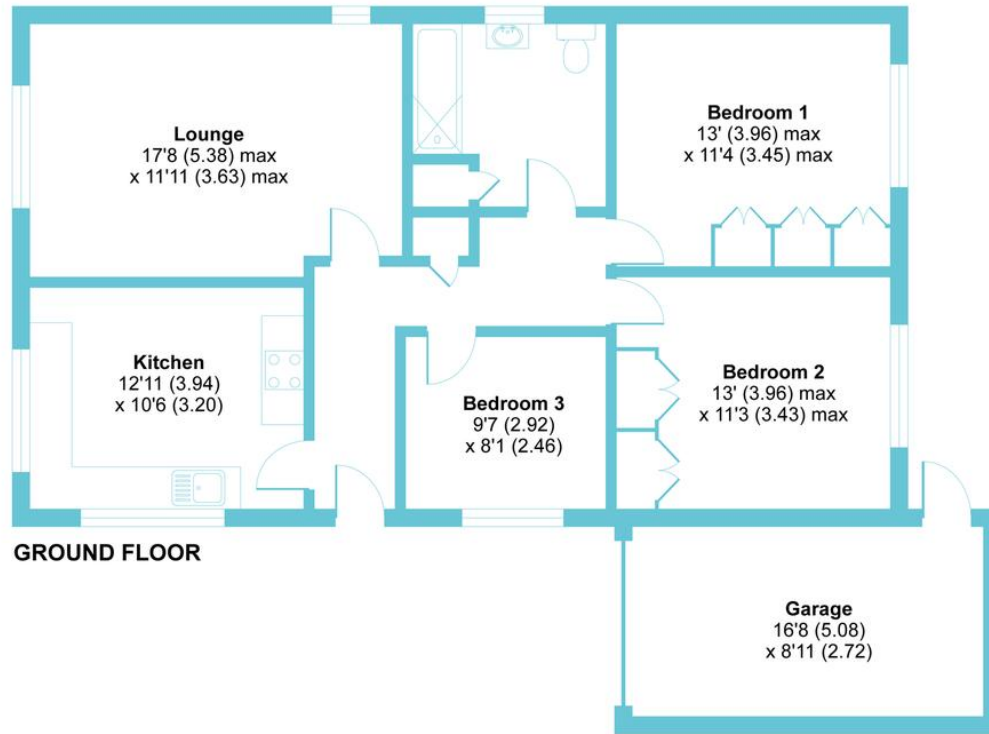




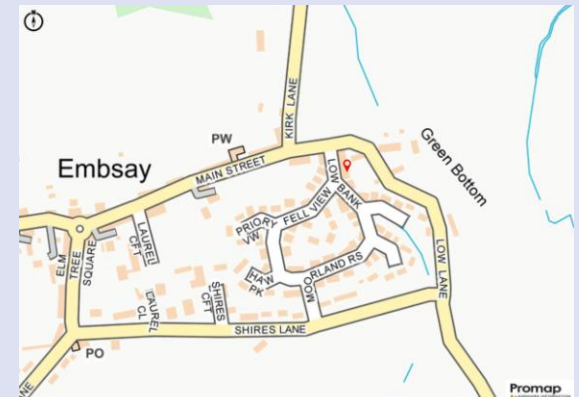
# Low Bank, Skipton, BD23

Approximate Area = 1089 sq ft / 101.1 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 764071

**Dale Eddison**

## SKIPTON OFFICE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.