



East Lane, Embsay
£250,000





22 East Lane

Embsay

BD23 6QA

SET IN THE HEART OF EMB SAY IS THIS THREE BEDROOM STONE BUILT MID TERRACE PROPERTY OFFERS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, FULL OF CHARACTERFUL CHARM. CLOSE TO LOCAL AMENITIES AND APPROX. 1.7 MILES AWAY FROM SKIPTON CENTRE.

Located in fantastic location with beautiful views over the countryside, this home offers light and airy accommodation with high ceilings and characterful features. Offering spacious sitting room, dining room and kitchen to the rear with three bedrooms and fitted bathroom to the first floor.

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.

The property offers spacious living accommodation with beautiful views to the front and the rear. Benefitting from gas fired central heating and double glazed windows throughout. The rooms are described in brief below using approximate room sizes:-



GROUND FLOOR

ENTRANCE HALL A light and airy entrance with solid wood flooring with ornate coving leading to the sitting and dining room. Radiator.

SITTING ROOM 12' 11" x 10' 11" (3.94m x 3.33m) A spacious and light sitting room with large double glazed window to the front with stunning views. A beautiful exposed stone feature fireplace surrounding a wood burning stove. alcoves proving space for further storage. Radiator.

DINING ROOM 13' 9" x 12' 9" (4.19m x 3.89m) The open plan aspect that allows the sitting room and dining room to be open also provides the light to enter from the front and rear window. Solid wood flooring. Benefitting from an under stairs storage cupboard and space for a home office/pantry. Radiator.

KITCHEN 10' 3" x 7' 4" (3.12m x 2.24m) A well proportioned kitchen with fitted wall and base units. Integrated appliances comprise:- Electric oven with gas hob, extractor hood and the gas fired combination boiler is also located in the kitchen. Built in sink drainer. Space for washing machine, dishwasher and fridge/freezer. Radiator.

FIRST FLOOR

LANDING Benefitting from high ceilings and the double glazed window over the stairs with fabulous views. The landing also provides further space for wardrobes or to potentially have an office to work from home. Access to the roof space. Radiator.

BEDROOM ONE 12' 11" x 9' 7" (3.94m x 2.92m) A generous sized double bedroom with beautiful far reaching views. Benefitting from the built in wardrobes. Radiator.

BEDROOM TWO 9' 10" x 5' 9" (3m x 1.75m) Sharing the beautiful views that bedroom one has to offer this is a wonderful bedroom. Radiator.

BEDROOM THREE/OFFICE 10' 11" x 5' 9" (3.33m x 1.75m) A good sized bedroom with beautiful views over the open fields and onto the moors. Double glazed sash window. Radiator.

BATHROOM 9' 5" x 4' 7" (2.87m x 1.4m) A well presented bathroom with a white three piece suite comprising:- low level WC, hand basin and panelled bath with shower over. Radiator.

OUTSIDE To the front is a stone built wall with stone steps leading up to the front of the property and also a planted area. To the rear is a flagged yard that has access onto the street and offers an ideal space for sitting out and enjoying the open field views.

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.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

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 C. 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

DIRECTIONS On entering Embsay from the A65 proceed along Skipton Road and past the Cavendish Inn on the right hand side, as the road bends to the left the property is located on the left handside.

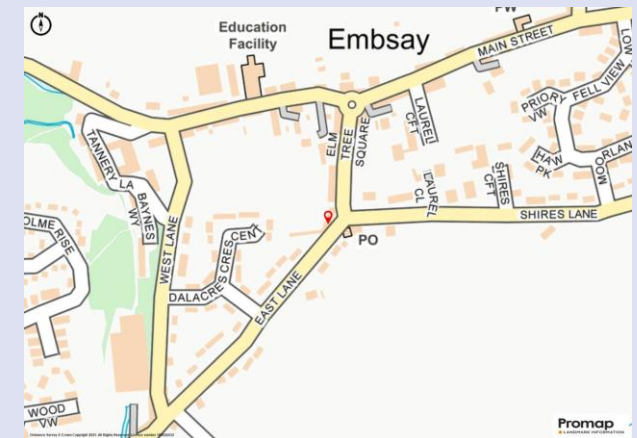




22 EAST LANE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 819072)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**Dale
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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.