

# HARDISTY AND CO



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For lovers of the Yorkshire Dales, discover the idyllic peaceful village of Embsay, set within stunning picturesque surroundings on the outskirts of the historical market town of Skipton.

This warm and welcoming home is perfectly positioned on a corner plot in a very quiet cul-de-sac; with glorious, breathtaking country views over the Dales. It has well maintained, beautiful gardens and offers bright and spacious living space with great potential for extending.



## INTRODUCTION

Embsay is set in one of the most picturesque villages of Skipton. It offers amazing views and is set close to the edge of Lower Wharfedale that is as popular with train enthusiasts as it is with walkers and cyclists who are keen to explore the southern Dales. We are delighted to offer for sale this warm and welcoming detached home, tranquilly situated in a quiet cul-de-sac location. Surrounding by breathtaking views over the Dales and well maintained beautiful gardens, the bungalow occupies an elevated corner plot position and offers great potential for extending. As you enter, this gorgeous home, you immediately get the feeling of how light and airy it is. With an abundance of natural light throughout, this spacious bungalow briefly comprises an entrance hall, large family lounge with panoramic country views, three great sized bedrooms, dining kitchen, house bathroom and integrated garage. There is good sized fully insulated and boarded loft area with pull down ladders, window, power and light. To the front of the property there is a private driveway providing ample off street parking leading to the integral garage (which could be converted into extra living space). The garden to the front and side are beautifully maintained lawned areas with flowering plants and shrubbery. To the rear of the property there is south facing very private enclosed lawned garden area, enclosed with hedges and making it ideal for entertaining family and friends.

## LOCATION

Embsay is a village in the Craven district of North Yorkshire, England. It is paired with the neighbouring hamlet of Eastby to form the civil parish of Embsay with Eastby. The parish population as of the 2011 census was 1,871. The Embsay & Bolton Abbey Steam Railway (E&BASR) is a heritage railway in North Yorkshire, England, formed in 1979 and opened in 1981. The preserved railway was part of the former Midland Railway route from Skipton to Ilkley which was closed down by British Railways in 1965 over 15 years before the reopening of part of the line. The E&BASR currently runs for a total distance of 4 miles (6 km) from Embsay via Draughton Sidings, Holywell and Stoneacre Loop to Bolton Abbey station and carries around 100,000 passengers a year.

The long-term objectives of the railway are extensions of the line in both directions, eastwards to the West Yorkshire village of Addingham and southwest towards the North Yorkshire market town of Skipton. Embsay Reservoir is located above the village of Embsay, near Skipton in the Yorkshire Dales in North Yorkshire, England. It is owned by Yorkshire Water, and supplies water to the north and west of Skipton, feeding 25,000 homes. It has a dam height of 24 m. Embsay has a great primary school.

HOW TO FIND THE PROPERTY  
POST CODE BD23 6RX

## ACCOMMODATION



## GROUND FLOOR

uPVC double glazed entrance door to ...

## ENTRANCE HALL

As you enter this beautiful home, you immediately get the feeling of how light and spacious it is. Comprising uPVC double glazed floor to ceiling window to the front elevation. Access to the loft space with pull down ladder, window, power and light. Single radiator. Doors to ...

## SPACIOUS FAMILY LOUNGE

17'9 x 10'10

With an abundance of natural light and boasting breath taking views from all angles, this lovely family lounge briefly comprises ceiling coving. Feature tiled fire surround with inset gas fire. T.V aerial point. Double radiator. uPVC double glazed windows to the front and side elevations.

## FITTED KITCHEN

15'11 x 12'3

With a wide range of fitted wall, base and drawer units with laminate work surfaces. Breakfast bar. Stainless steel sink and side drainer with mixer tap. Integrated electric oven and gas hob. Plumbed for washing machine. Point or tumble dryer. Partially tiled walls. Single radiator. uPVC double glazed window to the rear elevation. Door to:



#### BEDROOM ONE

10'11" x 8'9" (to robes)

A lovely double bedroom with an abundance of natural light and stunning views. Comprising fitted wardrobes. Single radiator. uPVC double glazed window to the front elevation.

#### BEDROOM TWO

12'10 x 11'9

A further double bedroom, light and airy. Comprising double radiator. uPVC double glazed windows to the front and side elevations.

#### BEDROOM THREE

8'6 x 8'5

This is a good sized third bedroom overlooking the garden. Comprising single radiator. uPVC double glazed window to the rear elevation.

#### HOUSE BATHROOM

8'5 x 6'1

Comprising paneled bath with shower over, pedestal wash-hand basin and low flush W.C. Extractor fan. Partially tiled walls. Radiator. uPVC double glazed window to the rear elevation.

#### INTEGRAL GARAGE/EXTRA LIVING SPACE

With the relevant building regulations, this integrated garage, could easily be turned into extra living space or kept as a garage. Single radiator, power and light. uPVC double glazed window to the side elevation.

#### OUTSIDE

#### FRONT, SIDE, REAR GARDENS, DRIVEWAY/GARAGE

To the front of the property there is a driveway providing ample off street parking leading to the integral garage (which can be converted into extra living space. The garden to the front is a beautifully maintained and mainly laid to lawn with flowers and shrubbery. This garden continues round the side of the property. To the rear of the property there is south facing very private enclosed garden, mainly laid to lawn, enclosed with hedges and making it ideal for entertaining family and friends in the summer.

#### BROCHURE DETAILS.

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

#### MORTGAGE SERVICES.

Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

#### ADDITIONAL SERVICES

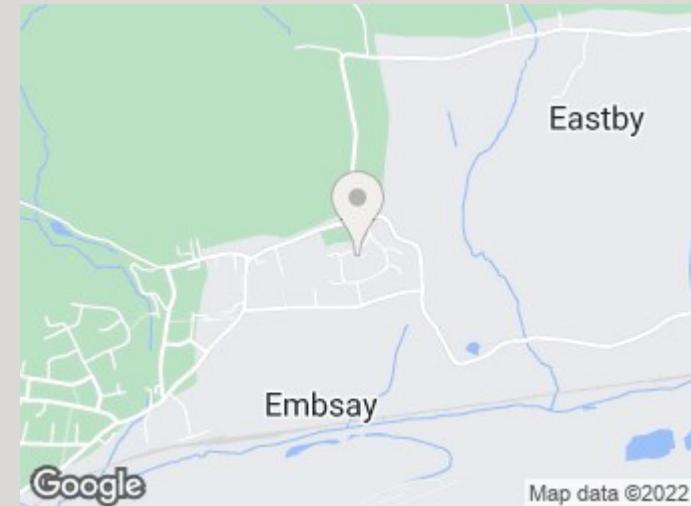
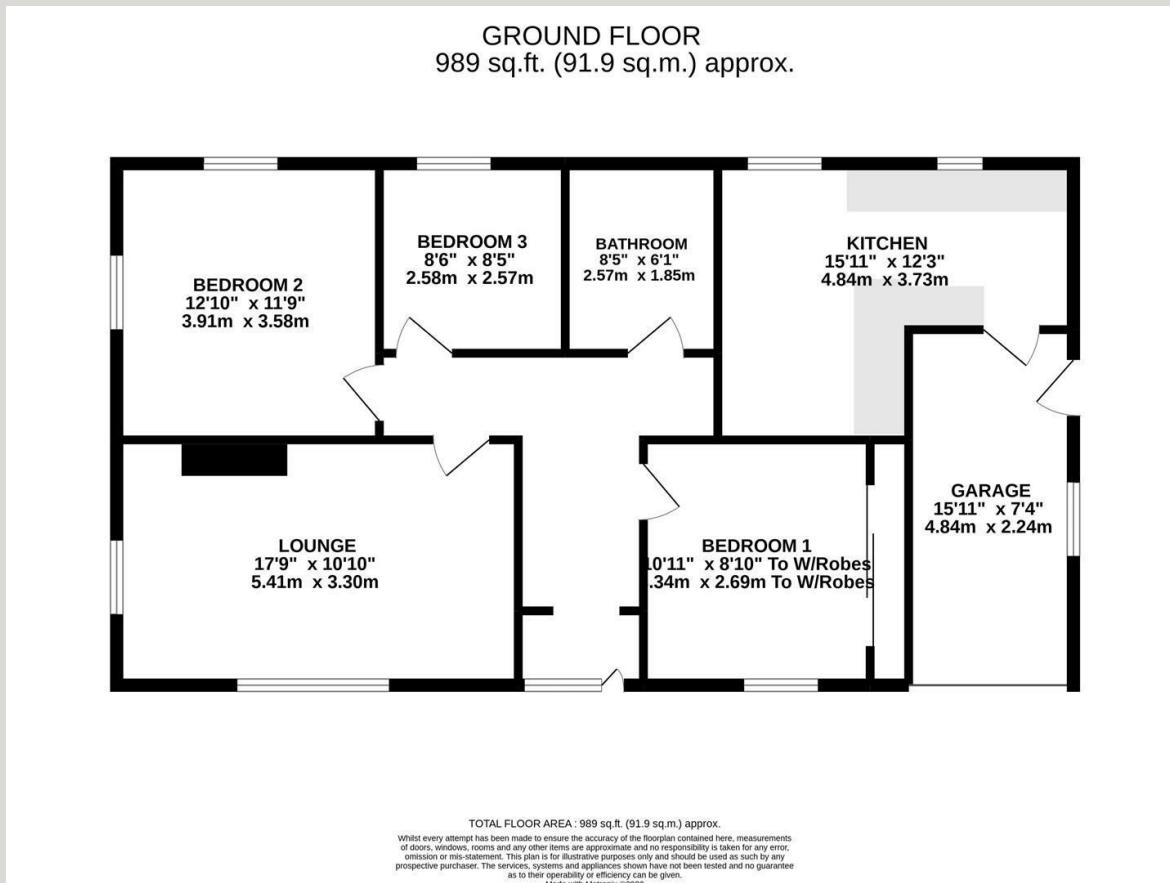
Disclosure of financial interests  
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants

and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>



# HARDISTY

## AND CO



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



**HARDISTY SALES**

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