



Tannery Lane, Embsay
£424,500





6 Tannery Lane

Embsay

BD23 6NF

AN IMPRESSIVE AND SUBSTANTIAL FIVE DOUBLE BEDROOMED STONE BUILT END TOWNHOUSE IN THE POPULAR VILLAGE OF EMB SAY. PERFECT FOR A LARGE FAMILY WITH SPACIOUS ROOMS OR FOR THE WORKING FROM HOME COUPLE, AMPLE PARKING AND PRIVATE GARDEN.

No. 6 offers a versatile style of living that will suit many of today's modern families or professional couples. Five generous bedrooms, a home office, two stunning house bathrooms plus a master suite, spacious living area and a modern dining kitchen make this property too good to miss! Benefitting from off street parking and garage.

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 superbly appointed three storey house was built in 2008 to a very high standard with quality contemporary fixtures and fittings throughout and has been well-maintained since. Located near the centre of the village, 6 Tannery Lane has a modern gas-fired central heating system, sealed unit double glazing throughout. The accommodation is described in brief below using approximate room sizes:-



GROUND FLOOR

ENTRANCE HALL Welcoming you in is a modern entrance door into a spacious entrance hall with quality tile flooring, staircase to the upper floors with spindle balustrade and a generous sized under stairs storage cupboard. Radiator.

CLOAKROOM/W.C. A modern downstairs W.C with two piece suite in white comprising low level W.C. and hand basin, extractor fan, tiled flooring and a radiator.

DINING KITCHEN 17' 1" x 12' 1" (5.21m x 3.68m) A fabulous contemporary dining kitchen finished to a high specification with modern fitted wall and base units in a mahogany and cream gloss finish with matching granite work tops. One and a half bowl sink unit in stainless steel and worktop drainer. A central matching island/ breakfast bar gives even further work surface, seating option and storage space with an ever useful wine store also. Built in split level AEG stainless steel finished double oven with matching microwave oven. An AEG four ring gas hob and extractor hood. Integrated Electrolux fridge freezer and dishwasher. Tiled flooring continuing from the hallway and sliding door to the sitting room ensuring a lovely flow.

SITTING ROOM 19' 6" x 13' 7" (5.94m x 4.14m) A beautifully presented sitting room with a lovely light and airy feel due to the double French doors leading out into the garden and views of the surrounding woodland. Two radiators and ceiling downlights.

FIRST FLOOR

LANDING The first floor landing is very light and spacious with a spindle balustrade and radiator and staircase leading to the second floor.

MASTER SUITE 19' 6" x 12' 9" (5.94m x 3.89m) A stunning master suite with fabulous views across the woodlands, beautifully presented with two windows and radiators. A generous sized walk in wardrobe with clothes rails and shelving and a built in cupboard housing the hot water cylinder.

EN SUITE A impressive and contemporary shower room with three piece suite in white comprising of a hand basin, generous walk in shower and low level W.C. Modern tiling to the walls and floors and a chrome heated towel rail. Shaver point and extractor fan.

BEDROOM THREE 19' 6" x 10' 1" (5.94m x 3.07m) maximum Another beautifully presented good sized bedroom to the front of the property with windows to the front making it lovely and light and enjoying stunning fell top views.

HOME OFFICE/ BEDROOM SIX 9' 5" x 8' (2.87m x 2.44m) Currently used as a home office this bedroom is to the rear of the property with woodland views. Radiator.

LUXURY HOUSE BATHROOM 11' 2" x 8' 9" (3.4m x 2.67m) This really is the bathroom of all bathrooms! So generous in size and luxury this bathroom comprises a three piece suite in white with double ended bath with retractable shower, hand basin and low level W.C. Modern tiling to the walls and floors and a chrome heated towel rail. A large feature fitted mirror with lighting and a frosted window. Shaver point and extractor fan.

SECOND FLOOR

LANDING Access to the loft and a spindle balustrade.

BEDROOM TWO 19' 5" x 14' 6" (5.92m x 4.42m) Maximum A really generous bedroom to the front of the property currently used as a home office suite. With three windows to the front and side and lovely fell top views. Radiator. This room is also suited to be a playroom/ additional living area if required.

BEDROOM FOUR 12' 3" x 11' 4" (3.73m x 3.45m) A good sized and quiet double bedroom with views over the woodland at the rear. Radiator.

BEDROOM FIVE 12' 3" x 7' 9" (3.73m x 2.36m) Another double bedroom to the rear of the property enjoying the woodland views. Radiator.

SECOND BATHROOM A high quality finish to this second family bathroom with a three piece suite in white with a large bath with shower to the mixer tap, hand basin and low level W.C. Modern floor and wall tiling and a large fitted mirror with downlights. A chrome heated towel rail, shaver point and Vent-Axia extractor fan.

INTEGRAL GARAGE 20' 3" x 9' 8" (6.17m x 2.95m) A good sized integral garage with remote control up and over door, electric light and power. Plumbing for a washing machine and a cold water tap. Baxi gas central heating boiler and door to the garden at the rear.



OUTSIDE To the front of the property is a driveway for off street parking and well stocked front garden with a variety of bushes.

To the rear is a quiet and private garden laid mainly to lawn with a paved seating area, bin store, fenced boundaries and gate to the surrounding woodland.

Additional allocated parking by way of a space/hard standing to the left of the property.

The property also comes with a non specific share of the woodland on the estate.

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.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.

MONEY LAUNDERING REGULATIONS 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.

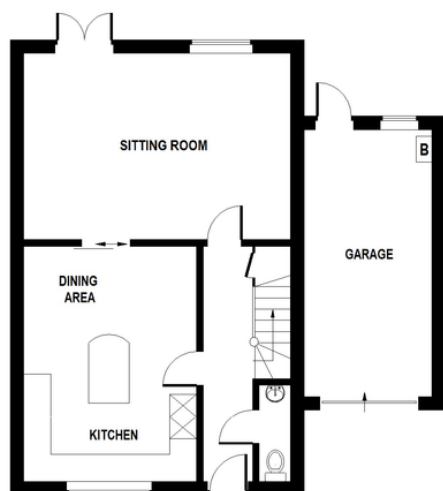
COUNCIL TAX This property is in Council Tax Band F. For further details please visit the Craven District Council website.

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 Coming from the direction of Skipton, on entering Embsay village turn left just past the Cavendish public house onto West Lane, and then first left onto Tannery Lane where number 6 will be found on the left-hand side of the development.

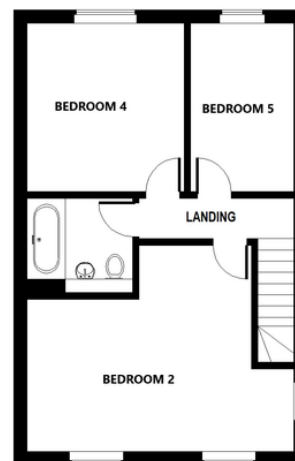




GROUND FLOOR



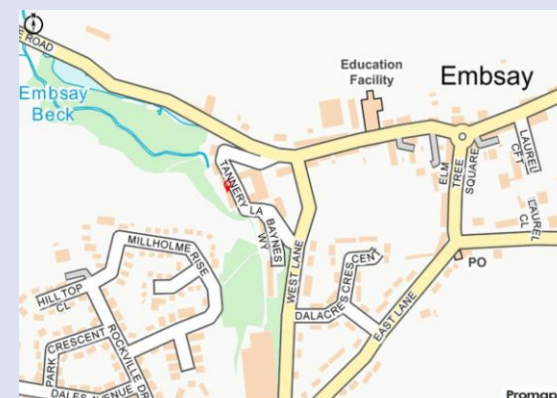
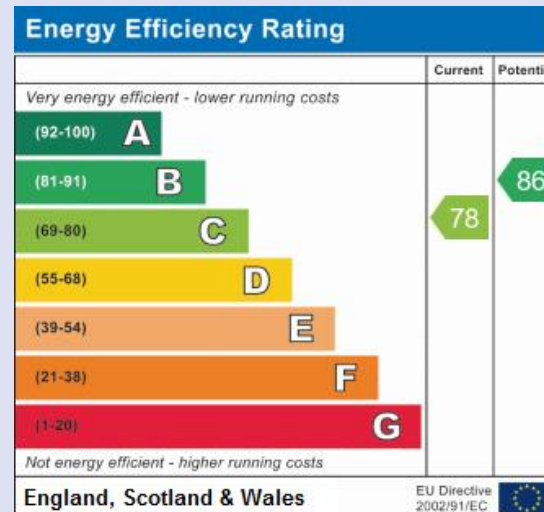
FIRST FLOOR



SECOND FLOOR

6 TANNERY 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.



**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.



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