

# HUNTERS®

HERE TO GET *you* THERE

**Millholme Rise, Embsay**

**Offers In The Region Of £425,000**

**Property Images**

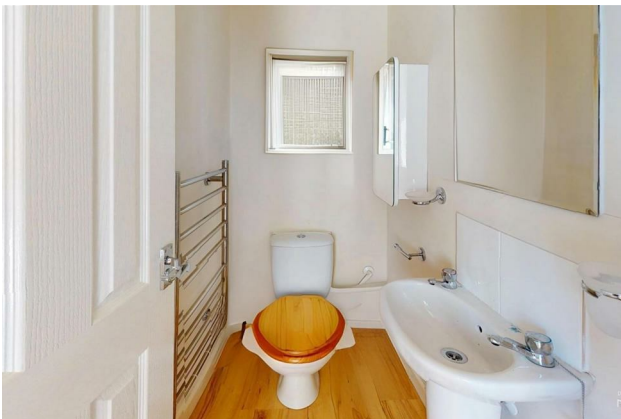


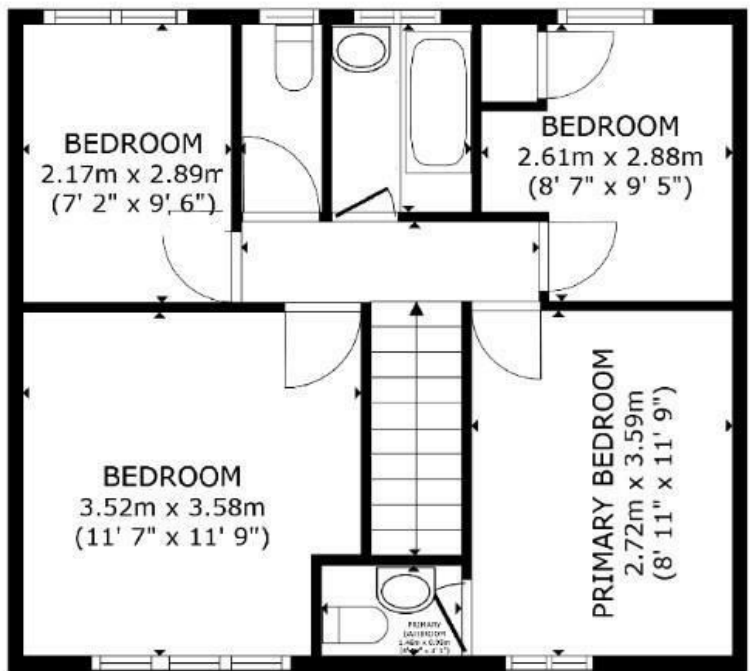
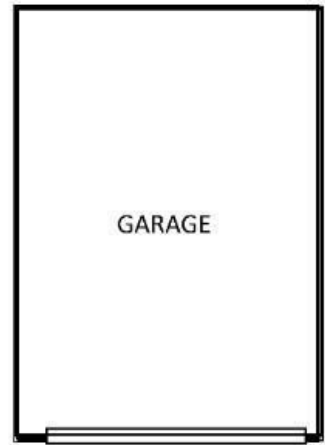


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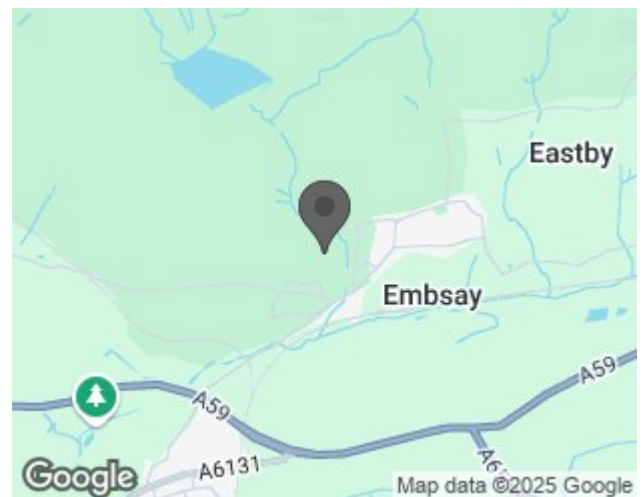
## Property Images





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Located in the tranquil Millholme Rise, Embsay, this charming detached family home, built around 1980, presents an excellent opportunity for those looking to create their dream residence.

Set within a peaceful estate, the property benefits from a quiet location with no-through traffic, making it ideal for families and nature lovers alike, with the Embsay Nature Reserve just a stone's throw away.

Handy for the village store, 2 pubs, school and sports facilities, and just a 20 minute or so walk into Skipton

The property is now ready for a renovation to include top-to-bottom decorations, floor-coverings, bathrooms and kitchen, to make this a home for the next 45 years.

Featuring a large through-living room with dual aspect, perfect for family gatherings or entertaining guests, open to a dining room with doors onto the rear garden. A fitted kitchen has dual aspect windows and leads to the front reception hall.

The first floor comprises four well-proportioned bedrooms, three of which are generous doubles, providing ample space for family or guests. The principal bedroom is particularly convenient, featuring its own WC and wash basin. Additionally, the property includes a house bathroom and a separate WC, catering to the needs of a busy household.

While the home is ready for a complete renovation, this presents a unique chance to personalise the space to your taste. From top-to-bottom decorations to new floor coverings, bathrooms, and kitchen, you can transform this house into a modern haven that will serve your family for the next 45 years.

Outside, the property boasts lovely gardens to the front and rear, offering a pleasant outlook and a space for outdoor activities.

With no forward chain, this home is ready for its new owners to make their mark. If you are seeking a project in a desirable location, this property is not to be missed.

All mains services are connected.

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### **On-Line-Bullet-Points**

- A refurbishment project priced to allow for same
- 4 bedroom detached home on a sought after residential estate
- Gardens front & rear
- Single garage & driveway parking
- Large through living room
- Open to a dining room with doors onto garden
- Quiet residential no through road
- Popular village with great amenities