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20 Brackenley Drive, Embsay, Skipton, BD23 6QN

Offers in Excess of £495,000

Property Images



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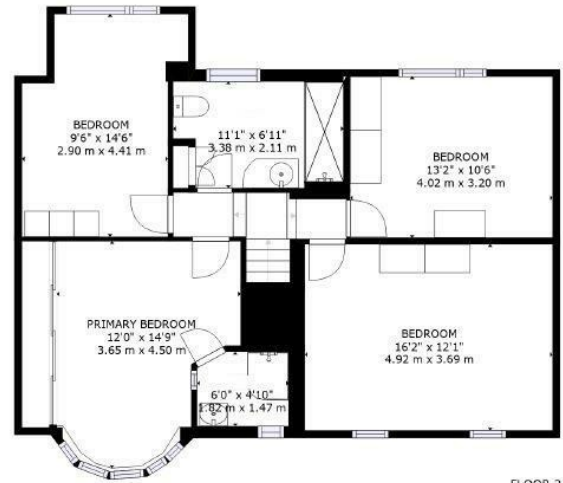
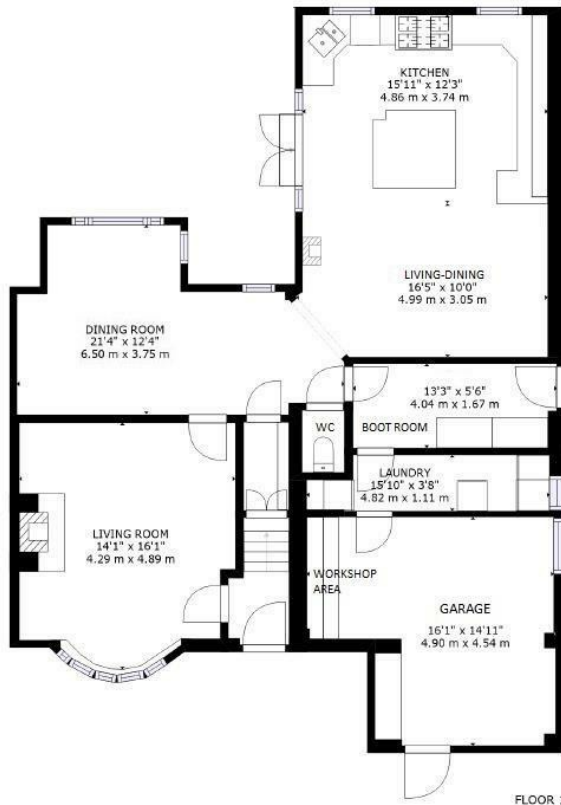


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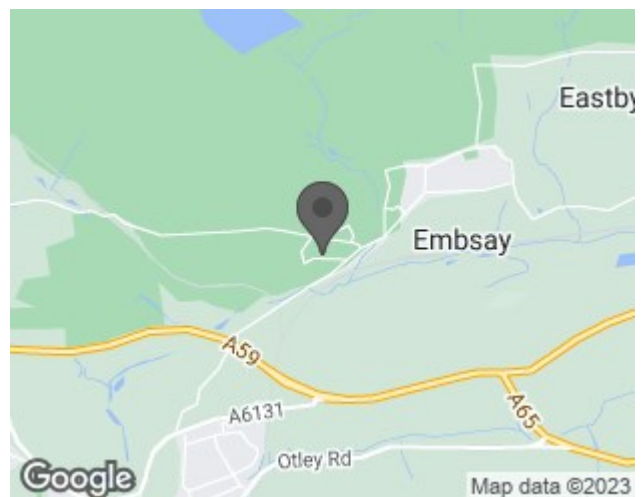
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Introduction

A superbly presented and significantly extended 4 double bedroom semi-detached property set in a quiet location in the ever popular village of Embsay. Featuring a superb and spacious living-dining-kitchen, separate dining room, bay fronted living room and principal bedroom, 3 further doubles, house shower room, pantry, cloakroom, boot room, utility and garage with workshop space. Having driveway parking for four or five vehicles leading into a spacious single garage / workshop. To the rear of the property and with access down the side, there is an L-shaped garden across the full width, with immaculately presented evergreen hedging, slightly raised artificial lawn, and a patio for alfresco dining and entertaining.

• A spacious extended family home • 4 Double bedrooms • 2 bathrooms plus cloaks / WC • Superb living-dining-kitchen • Further dining room plus bay fronted living room • Pantry, boot room, garage and workshop • Parking for 4 vehicles on drive • Well maintained and presented • 5 minutes to Skipton • Excellent local Primary and Grammar Schools

Ground Floor

A reception hall opens into a spacious bay fronted living room with electric stove affect fire, and with ample space for sofas and furniture, and with a pleasant outlook onto the front gardens. To the rear of the property a spacious dining room with panoramic window onto the rear gardens, ample space for a eight person suite, and been semi open-plan to the living-dining-kitchen with a cloakroom and useful under-stairs pantry. The significantly extended living-dining-kitchen features an atrium window bringing in vast amounts of light in addition to 2 windows onto the gardens and French doors with side lights. A large family space with a living-dining area, tiled floor, wood burner, breakfast bar area onto a centre island and with a large range of shaker style units. Included in the sale, a freestanding Smeg range cooker with extractor unit. Also featuring a composite contemporary style corner double sink unit and integrated appliances including a microwave, and fridge. French doors open into the garden, perfect for entertaining and alfresco dining; - an impressive room.

An inner hallway / boot room has an excellent range of bespoke full height fitted cupboards and a side door opens onto the wood storage area and path to the front and rear gardens. A utility room has space for further fridges, washing machines and dryer, and connects through to the integral garage which also houses the properties is Worcester central heating boiler. The garage provides space for one vehicle, a workshop area and storage.

First Floor

To the first floor, a split-landing gives access to the principal bedroom with bay window and views , and features full length of mirrors across one wall,. A double bedroom with en suite shower room. A house bathroom benefits from a large walk-in shower, contemporary vanity wash basin with marble top, WC, large window for natural light and ventilation and a built-in linen cupboard. Bedroom three is a good size double room with fine views of Embsay Crag, and with space for a double bed and furniture. Bedroom four is a further double bedroom with long distance views onto Embsay Crag, and with a range of built-in wardrobes. Bedroom 2 is at the front of the property and is a spacious double bedroom with some pleasant long-distance views, and providing space for a king-size bed, wardrobes, furniture and perhaps an en suite if desired.

Outside

To the front of property a driveway offers parking for four vehicles and leads to the single garage. A pathway leads down the side of the house past a log-store and gives access to the rear garden. Round to the rear garden which is enclosed with Evergreen hedging and with a garden shed, artificial lawn area and patio next to the kitchen French doors for old fresco dining and catching the Westley sun in the afternoon and evening.

Embsay

Embsay with Eastby is on the Southern border of The Yorkshire Dales National Park and is situated below the well-known Embsay & Eastby Craggs at the foot of Black Park. There is a sailing club on the reservoir in Embsay and fishing by license. If you like to walk through breath taking scenery and then finish off with a Gastro Pub meal then you will be spoilt for choice in the nearby Dales. Embsay with Eastby has a great local community with an excellent Primary School, Church and Village Hall. The village has a cricket team which competes in the Craven League and also has a moderately successful football team. Both football and cricket teams play games at Shires Lane on the north side of the village. Embsay also boasts two pleasant public houses that serve meals, and a village shop selling groceries and newspapers etc. Nearby is the market town of Skipton with its abundance of shops, restaurants, pubs and supermarkets. The town also boasts excellent primary and secondary schools, along with Craven College and its extensive portfolio of courses. Skipton offers High Street brands along with an abundance of independent retailers and a Metro-Link train station with direct trains to London.