

53 Millholme Rise

EMBSAY, SKIPTON, BD23 6NU



A BEAUTIFULLY APPOINTED AND MUCH EXTENDED THREE BEDROOM DETACHED BUNGALOW WITH CONSERVATORY, AMPLE PARKING, GARAGE AND PLEASING GARDENS IN THIS POPULAR AND QUIET RESIDENTIAL NEIGHBOURHOOD.

Price £249,950



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GENERAL REMARKS

The roadside elevation of this superbly appointed and extended bungalow belies its true size and quality and only after an internal inspection will a party fully appreciate the extent and calibre of the interior space. Over recent years the property has been extended to the rear and now offers well planned three bedroom en-suite accommodation with the possibility of creating a fourth bedroom from the existing dining room if required. The rear of the property is a very smart conservatory and the accommodation benefits from all mains services including gas fired central heating as well as sealed unit double glazing. There has been a program of improvement and the appointments throughout are to an excellent standard especially to the kitchen and bathroom/en-suite areas. Outside there is a driveway providing parking for several cars leading to a car port and garage and there are pleasant gardens to both the front and rear with a pebbled area to the side. The property is to be sold with all fitted floor coverings and blinds.

The property lies in a quiet and established location towards the rural fringe of Embsay. This is an extremely popular village community situated approximately two miles from the historic market town of Skipton and borders onto the beautiful countryside of the Yorkshire Dales National Park. Embsay offers a good range of local amenities including local shop, primary school, public houses, village hall and church. A wider range of shopping and recreational facilities are available in Skipton together with well respected secondary schooling and excellent road and rail communications.

DESCRIPTION

GROUND FLOOR

Dining Room/Hall with telephone point, radiator.

Kitchen having a range of fitted base and wall units having laminate worktops, single drainer stainless steel sink unit, complimentary wall tiling, windows to two sides enjoying fine views to the front. Cannon double oven and grill, four burner cooker with extractor hood, plumbing for dishwasher and washing machine, gas fired central heating boiler and radiator.

Sitting Room with coved ceiling and feature wood fire place having stone hearth, provision for gas fire, television point.

Inner Hall having access to roof void and airing cupboard with hot water cylinder and latted shelving, radiator.

Bedroom One with two radiators.

En-Suite Shower Room having a suite incorporating low suite wc, pedestal wash basin, tiled and glazed shower cubicle with Triton shower fitting, radiator, tiling and extractor fan.

Bedroom Two with radiator.

Bedroom Three/Study having radiator.

Bathroom with a contemporary suite including pedestal wash basin, low suite wc and panelled bath with Triton shower fitting over, wall tiling, radiator.

Conservatory being UPVC framed to two sides with sliding door, tiled flooring, radiator.

OUTSIDE

To the front of the property is a lawned area with borders and shrubs, parking space whilst a driveway providing parking facilities for several cars leads to car port and Single Garage 16'9" x 9' with up and over door, electric light.

To the rear of the property is a further garden area with patio, lawn, hedge and shed whilst there is a fully gravelled area to the side of the property.

DIRECTIONS

On entering Embsay take the second left turning into Brackenley Lane and then take the first right onto Rockville Drive. Proceed to the very top of Rockville Drive ignoring the first turning into Millholme Rise and at the T-junction at the top turn right and the property will be seen after a short distance on the right hand side identified by our 'for sale' board.

VIEWING ARRANGEMENTS

Strictly by appointment through the Agents Skipton Office on 01756 701010

AGENTS NOTES

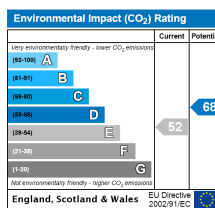
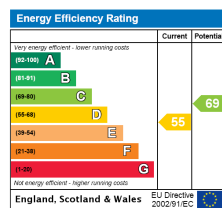
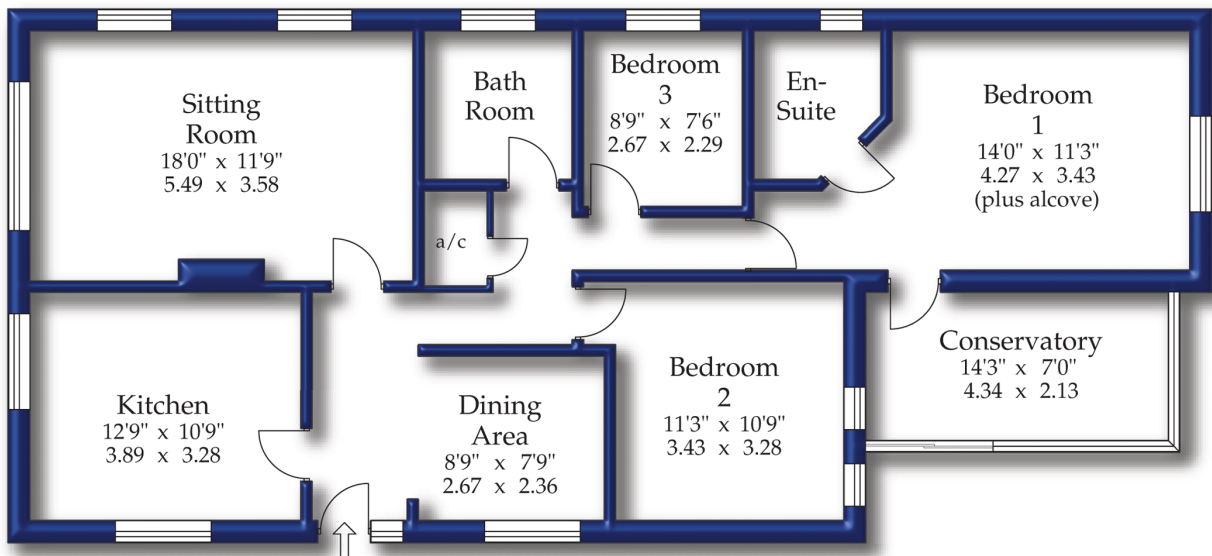
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We would be delighted to be able to introduce you to Dacre, Son & Hartley Financial Services for mortgage advice.

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