



WAYBURN, IREBY ROAD, BURTON IN LONSDALE
£395,000



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WAYBURN, IREBY ROAD, BURTON IN LONSDALE, CARNFORTH, LA6 3NS

Superb, three double bedroomed, extended detached bungalow, located in a stunning position on the edge of Burton in Lonsdale Village, having the benefit of mature gardens and distance views to the front.

Well-designed layout offering light and airy accommodation with open plan lounge/dining area with kitchen off, three large double bedrooms off the central hallway one being ensuite, house bathroom.

Upvc double glazed windows, gas fired central heating are installed, private parking to the rear, plus garage, large lawn to the front, mature trees and shrubs, rear conservatory with aspects over the rear garden.

Good sized family home with huge potential in an enviable location on the edge of a popular village within stunning countryside on the edge of the Yorkshire Dales National Park.

Ideal family home, or retirement property.

Burton in Lonsdale is a popular village with an active community and has local amenities including a community shop, church, village hall and sports field, with a wider range of amenities are available in Ingleton or High Bentham 2/3 miles away.

Well worthy of internal inspection to appreciate the size, layout and position.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch, Conservatory, 3 Bedrooms, One Ensuite Shower Room, Inner Hallway, House Bathroom.

Outside

Driveway, Garage, Steps up to Front Garden, Vehicle Access to the rear, Parking Space, Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

4'7" x 3'0" (1.39 x 0.91)

With part glazed external entrance door with fanlight over, covered area, glazed inner door to entrance hall.

Entrance Hall:

11'9" x 4'3" (3.58 x 1.29) plus 5'8" x 3'0" (1.72 x 0.91) plus 3'0" x 12'0" (0.91 x 3.65)

Access to lounge, three bedrooms and house bathroom.





Lounge:

13'9" x 15'1" (4.19 x 4.59)

Good sized room with large upvc double glazed picture window to the front, flame effect gas fire within stone fireplace, tiled hearth, coved ceiling, radiator, archway through to dining room.



Dining Room:

9'0" x 13'5" (2.74 x 4.08)

With upvc double glazed sliding doors to the conservatory and radiator.



Kitchen:

6'3" x 15'5" (1.90 x 4.69)

With range of kitchen base and wall units with complementary work surfaces, induction hob, built in oven, built in microwave, extraction hood, dishwasher, plumbing for washing machine, upvc double glazed window, radiator, additional cupboard.



Rear Porch:

3'0" x 3'8" (0.91 x 1.11)

With half glazed external entrance door, cupboard housing gas fired central heating boiler.



Conservatory:

9'0" x 8'0" (2.74 x 2.43)

Attached to the rear of the property, with access from the dining room with upvc double glazed windows and upvc external entrance door.



Bedroom 1:

12'6" x 13'8" (3.81 x 4.16)

In the extended area to the rear, double bedroom with upvc double glazed window, radiator, built in wardrobes and shower room off.



Ensuite Shower Room:

3'0" x 9'3" (0.91 x 2.81)

With shower cubicle with shower off the system, low flush WC, wash hand basin, upvc double glazed window, and radiator.



Bedroom 2:

11'9" x 13'0" (3.38 x 3.96)

To the front, large double bedroom with upvc double glazed picture window with views, upvc double glazed side window, radiator, coved ceiling.





Bedroom 3:

9'0" x 12'0" (2.74 x 3.65)

To the side, double bedroom with upvc double glazed window, radiator, and coved ceiling.



House Bathroom:

5'4" x 9'0" (1.62 x 2.74)

With three-piece bathroom suite comprising bath with shower off the taps, pedestal wash hand basin, low flush WC, upvc double glazed window, cylinder/airing cupboard.

Loft Access:

To large, boarded roof space with loft ladder.

OUTSIDE:

Driveway off Ireby Road, access to garage, steps up to the garden, good sized garden to the front of the property with lawn, shrubs etc, vehicle access to the rear with additional parking for several vehicles, additional garden area.

Solar panels on roof.

Garage:

17'10" x 10'0" (5.43 x 3.04)

With power and light, parking space.



**Broadband:**

B4RN is installed.

AGE:

Approximately 1960's

Directions:

Enter Burton in Lonsdale village from Ingleton on the A687 on entering the village, take the first sharp right turn at the junction of Ireby Road, Wayburn House is just on the junction. A for-sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.



Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

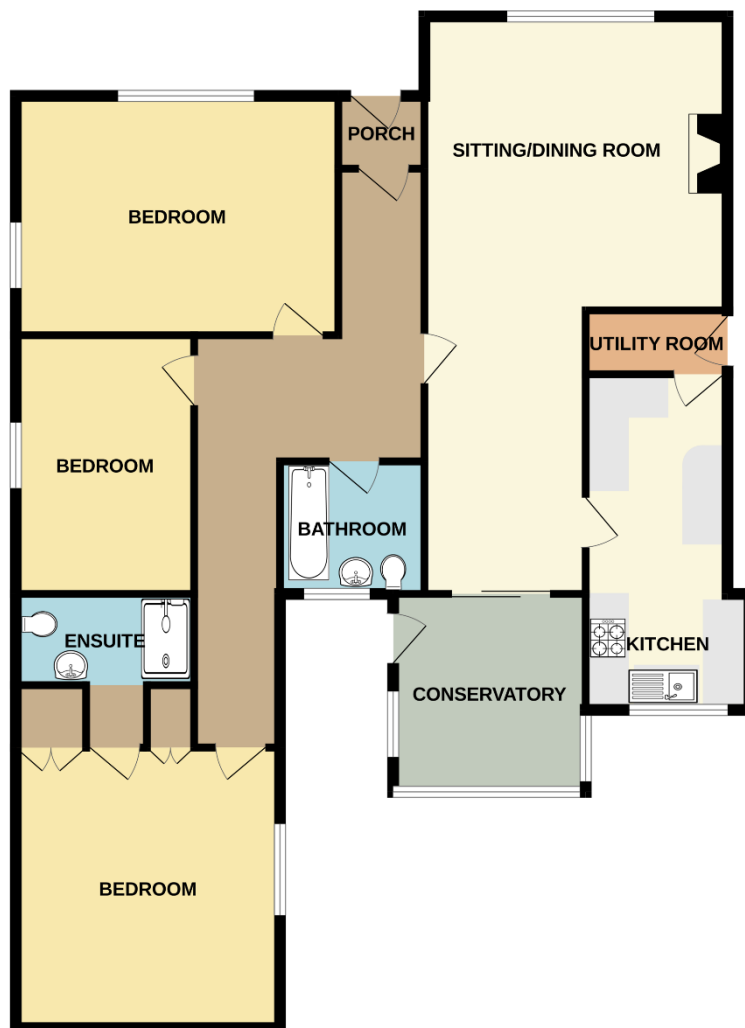
Council Tax Band 'E'

Wayburn Ireby Road Burton In Lonsdale CARNFORTH LA6 3NS		Energy rating D
Valid until 28 April 2035	Certificate number 3535-9824-2400-0281-9226	

Property type	Detached bungalow
Total floor area	105 square metres



GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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