



TROUVAILLE, MAIN STREET, AUSTWICK
£320,000



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TROUVAILLE, MAIN STREET, AUSTWICK, LA2 8BN

Pleasant two double bed roomed semi-detached bungalow located in a superb position near to the centre of Austwick Village within the Yorkshire Dales National Park.

In an elevated position set back from the road and standing within good sized gardens to the front and rear.

Nicely proportioned accommodation with lounge with open aspect, kitchen with modern kitchen units and some appliances. Two double bedrooms and well-appointed shower room as well as loft areas for storage/hobby space.

Upvc double glazed windows plus modern electric heating, ample off-street parking and single semi-detached garage.

Located in a very sought after village and ideal for retired buyer, or small family.

Well worthy of internal inspection to appreciate the size and layout, and external inspection to appreciate the gardens, location, and views.

Austwick is a very popular village which has all local amenities including Village Shop, Public House, Country Hotel, Village Hall, Church, School, and Playing Fields.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Entrance Hallway, Lounge, Breakfast Kitchen, 2 Double Bedrooms, Shower Room, Loft Area.

Outside

Parking, Single Garage, Front, Side and Rear Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Covered entrance area, with part glazed external entrance door, L-shaped hallway with access to all rooms, loft access with ladder, electric heater, meter cupboards.





Lounge:

12'5" x 14'4" (3.78 x 4.36)

Large upvc double glazed window, electric heater, wall lights, coved ceiling.



Breakfast/Kitchen:

12'0" x 10'7" (3.65 x 3.22)

Range of modern kitchen base units with complementary work surfaces, wall cupboards, 1 ½ bowl stainless steel sink with mixer taps, built in electric oven, electric hob, extractor hood, built in freezer, store cupboard housing water filter, upvc double glazed rear window with views over the garden, upvc double glazed side window and half glazed external door, views towards Oxenber, electric heater, plumbing for washing machine.



Bedroom 1: Rear

12'7" x 12'7" (3.83 x 3.83)

Large double bedroom, upvc double glazed window with views over the garden, electric heater.





Bedroom 2: Front

10'0" x 10'6" (3.04 x 3.20)

Double bedroom, upvc double glazed window.



Shower Room:

7'6" x 6'4" (2.28 x 1.93)

Well-appointed with large walk-in shower enclosure with electric shower over, vanity wash hand basin, low flush WC, part tiled walls, heated towel rail.



Loft:

22'6" x 13'2" max (6.85 x 4.01)

Boarded loft with eaves storage.

OUTSIDE:

Parking area to the front with single garage 9'0" x 19'0" max (2.74 x 5.79)

Fore garden with hard landscaping, side paths, rear garden mature with lawn, shrubs, trees and summerhouse.



**Directions:**

Enter Austwick Village off the A65 from Settle. In the village turn right past the post office, go past the Game Cock and past the primary school. Trouville is located on the left hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, drainage, electric.

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

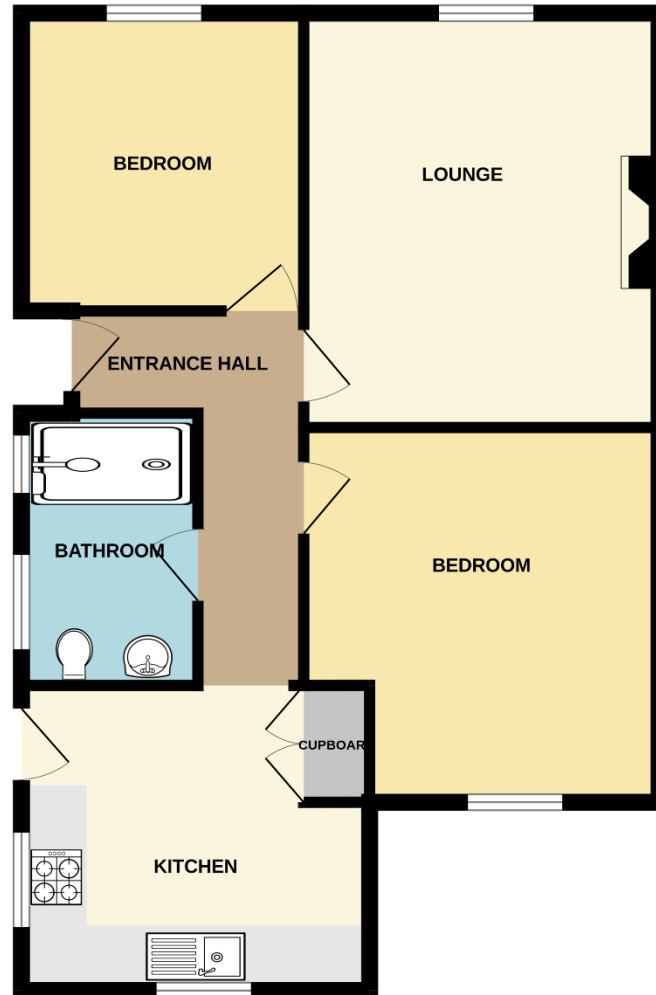
Council Tax Band 'C'

Trouville Austwick LANCASTER LA2 8BN		Energy rating F
Valid until 10 March 2034	Certificate number 0188-3035-9207-8594-7204	

Property type	Semi-detached bungalow
Total floor area	58 square metres



GROUND FLOOR



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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