HIGHFIELD, MAIN STREET, AUSTWICK

£525,000

Neil Wright ASSOCIATES

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HIGHFIELD, MAIN STREET, AUSTWICK, LA2 8BD

Three double bedroomed detached family residence, located in a superb and enviable position in the centre of this popular Yorkshire Dales Village.

Spacious, light and airy accommodation laid over two floors and standing within large, well-tended mature gardens.

Well-presented throughout with some quality fixtures and fittings including Upvc double glazed windows and oil-fired central heating.

Ground floor layout comprising entrance porch to central hallway, two reception rooms plus kitchen, rear porch and WC.

To the first floor, spacious central landing, three large double bedrooms and a spectacular house bathroom with a 4 piece suite.

Fantastic gardens all around the property with lawns, mature beds, entertaining area, fruit trees, two garages and parking.

Ready for immediate occupation with no onward chain.

Well worthy of internal/external inspection to fully appreciate the size, layout and condition as well as the location.

Austwick is a pretty village located within outstanding accessible countryside within the Yorkshire Dales National Park, approximately 5 miles from the Market Town of Settle. The village has an active community with a village shop, country pub, hotel, church, village hall, playing fields and primary school. There is also a regular bus service to Settle, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch.

First Floor
Landing, 3 Double Bedrooms, Box Room, Large House Bathroom

Outside
Large Gardens to All Sides, Paved Entertaining Area, 2 Detached Garage, Vegetable Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:
5’8” x 3’0” (1.73 x 0.91)
Part glazed external entrance door, single glazed side windows, glazed inner door, side panels.

Entrance Hall:
7’0” x 12’0” (2.13 x 3.66)
Central hallway, access to lounge, kitchen and dining room, staircase to the first floor, radiator.

Lounge:
18’0” x 12’0” (5.49 x 3.66)
Good sized light and airy room with 3 large upvc double glazed windows, stone fireplace with multifuel stove on flagged hearth, coved ceiling, wall lights, 3 radiators.

Dining Room/Second Lounge:
12’1” x 12’0” (3.68 x 3.66)
Upvc double glazed window, brick fireplace with open fire grate and tiled hearth, plate rack, 2 radiators.

Kitchen:
11’0” x 8’7” (3.35 x 2.62)
plus 4’8” x 5’5” (1.42 x 1.65)
Range of modern kitchen base units with complementary worksurfaces, wall units, ceramic white sink with mixer taps, electric cooker point, extractor hood, plumbing for washing machine and dishwasher, large upvc double glazed window, tiled floor, understairs pantry/store, oil fired boiler.

Rear Porch:
6’5” x 5’0” (1.96 x 1.52)
Half glazed external entrance door, tiled floor, WC off, half glazed door to kitchen.

WC:
4’3” x 2’4” (1.96 x 1.52)
With wash hand basin, WC, tiled floor, single glazed window.

FIRST FLOOR:

Landing:
7’0” x 9’4” (2.13 x 2.85)
Plus 5’4” x 3’2” (1.63 x 0.96)
Access to 3 bedrooms, house bathroom and box room, upvc double glazed window, loft access, large double doored cupboard 3’9” x 2’0” (1.14 x 0.61), radiator, wall lights.

Bedroom 1:
10’5” x 15’8” (3.18 x 4.78)
To the front, large double bedroom, 2 upvc double glazed windows with views, ceiling fan, radiator, coved ceiling.

Bedroom 2:
12’7” x 12’0” (3.84 x 3.66)
To the front, large double bedroom, upvc double glazed window with views, shower enclosure with drencher shower off the system, radiator, coved ceiling.

Bedroom 3:
10’3” x 12’0” (3.13 x 3.66)
Large double bedroom, upvc double glazed gable window, radiator, coved ceiling.

Box Room:
6’1” x 3’3” (1.85 x 0.99)
Upvc double glazed window.

House Bathroom:
11’8” x 7’5” (3.56 x 2.26)
Very well appointed with 4-piece modern bathroom suite comprising free standing bath with mixer taps, large shower enclosure with drencher shower off the system, pedestal wash hand basin, WC with high cistern, tiled walls, part boarded to dado, upvc double glazed window, heated towel rail, built in cupboard, boarded ceiling with recessed spotlights.

OUTSIDE:
Spectacular large, well-tended gardens to all sides of the house with shaped lawns, mature borders with shrubs, trees etc, paved side entertaining area with paved circle, walled boundaries, recessed sitting area, vegetable/fruit garden with greenhouse, fruit trees, garden shed, oil tank, 2 detached garages with parking in front of each one and access to the High Street.

Garage 1:
8’0” x 20’0” (2.44 x 6.10) approx.
Metal double doors, power, double glazed window.

Garage 2:
8’0” x 16’4”
2.44 x 4.98)
Metal double doors, power.

Directions:
Enter Austwick village off the A65 from Settle and at the first turning, proceed into the centre of Austwick and Highfield is located just across from the church. A “For Sale” board is erected.

Tenure:
Freehold with vacant possession on completion.

Services:
Main electric, drainage, water, oil fired central heating.

Internet/Mobile Coverage:
The Ofcom website https://checker.ofcom.org.uk/ shows that Internet is available, and mobile coverage.

Flooding:
Check for flooding in England - GOV.UK the chance of flooding is very low.

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.

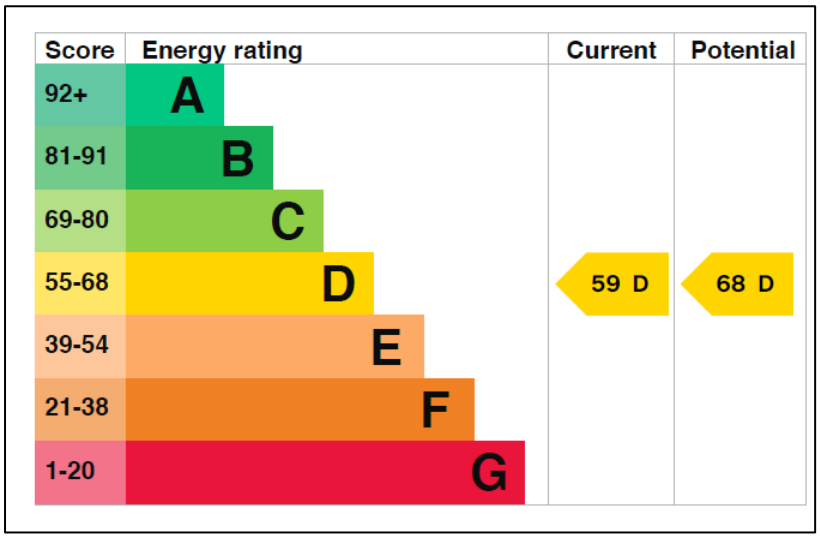
N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

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'



GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.

TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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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www.tpos.co.uk

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