



PROSPECT HOUSE, AUSTWICK

£399,950





PROSPECT HOUSE, PANT LANE, AUSTWICK, LA2 8BH

Substantial three double bedroomed stone built character house located in a superb position in the centre of Austwick Village.

The property offers well maintained and presented accommodation laid over two floors with quality fixtures and fittings throughout.

Ground floor comprises large lounge/dining room to the front with multi fuel stove, two double glazed windows, central doorway, access through to the kitchen with extensive range of modern kitchen units and four oven AGA (by separate negotiation), inner hallway with feature staircase to the first floor.

First floor, spacious landing with tall double glazed window, three double bedrooms and large house bathroom with quality bathroom suite.

Pleasant, well established garden to the rear with fantastic views over open countryside, views to the front over the village.

Ideal family home in a sought after Yorkshire Dales Village.

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

Austwick is a popular village set amid stunning countryside, approximately five miles from the market town of Settle.

The village has local amenities such as village shop, public house, country house hotel, church, village hall and primary school.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge/Dining Room, Kitchen, Hallway/Study.

First Floor

Landing, 3 Double Bedrooms, House Bathroom.

Outside

Unrestricted Street Parking, South Facing Rear Garden, Stone Outbuilding.



ACCOMMODATION

GROUND FLOOR:

Lounge/Dining Room:

25'6" x 12'0" (7.77 x 3.65)

Large through room with solid central external entrance door with glazed fan light over, 2 double glazed sash windows, multi-fuel stove within recessed fireplace on raised flagged hearth, 2 radiators, access to the kitchen and hallway.





Kitchen:

10'10" x 10'11" (3.30 x 3.32)

Good sized room with extensive range of modern kitchen base with complementary wood work surfaces, black 4 oven electric Aga within tiled recess, (by separate negotiation) wall units, built in Neff oven/microwave, AEG built in dishwasher, built in fridge/freezer, island unit, ceramic white sink with mixer taps, flagged flooring, rear double glazed sash window with aspects over the garden, external rear entrance door, recessed spot lights.



Rear Hallway/Study:

With feature return staircase to the first floor, 2 double glazed windows, built in cupboard and radiator.



FIRST FLOOR:

Landing:

11'2" x 5'10" (3.40 x 1.77)

Spacious light and airy with large double glazed window with views over the garden, radiator, access to 3 bedrooms and bathroom.





Bedroom 1: Front

11'9" x 12'9" (3.58 x 3.88)

Double bedroom with double glazed sash window with views, radiator, loft access with ladder to boarded loft area with Velux window and power.



Bedroom 2: Front

12'3" x 12'1" max (3.73 x 3.68)

Double bedroom with double glazed sash window with views over the village centre, and radiator.



Bedroom 3: Rear

11'2" x 11'5" (3.40 x 3.48)

Double bedroom with double glazed sash window with views over the garden, and radiator.





House Bathroom:

5'6" x 5'5" (1.67 x 1.65)

Good sized bathroom, irregular shape with three-piece white bathroom suite comprising large shower enclosure with shower over off the system, pedestal wash hand basin, WC with high cistern, double glazed sash window, built in cupboard.



Outside:

Unrestricted street parking to the front of the property, side access through gate to superb walled rear garden, well presented with lawns, raised beds, flagged patio, gazebo, oil tank, stone shed housing oil fired central heating boiler.



**Directions:**

Enter Austwick off the A65 from Settle, proceed into the centre of the village and Prospect House is situated on the left-hand side before the church. A For Sale Board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, drainage, electric and oil fired central heating are connected to the property.

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](#) shows that 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/oil 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'



Prospect House Pant Lane Austwick LANCASTER LA2 8BH		Energy rating E
Valid until 6 March 2028	Certificate number 8305-6361-9029-1907-3783	

Property type	Semi-detached house
Total floor area	106 square metres



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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