



**THE WHYNNs, AUSTWICK**  
**£349,000**





## THE WHYNNIS, AUSTWICK, LANCASTER, LA2 8BN

Exceptionally well presented 2 bedroom semi detached bungalow located in a superb position near to the centre of Austwick Village.

Standing within good sized, well tended gardens with parking and a garage.

Pleasant open views to the front over open countryside towards Oxenber, within the Yorkshire Dales National Park.

Well maintained throughout with upvc double glazed windows, Calor Gas central heating, solar panels and wood burning stove in the lounge.

Modern kitchen fittings with integral appliances, ready for immediate occupation.

Ideal property for retired buyer, downsizer or investment purposes.

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

Austwick is a popular Dales village with an active community and amenities including village shop, public house, country house hotel, village hall, church, playing fields and bowling green.

A wider range of facilities are available in the market town of Settle approximately 5 miles away.

Austwick enjoys access to open countryside walks with stunning Dales scenery.

### ACCOMMODATION COMPRISES:

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room.

#### Outside

Good Sized Gardens to the Front and Rear, Garage and Parking Space.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Part glazed side external entrance door, radiator, access to principal rooms, loft access.





### Lounge:

14'8" x 12'4" (4.47 x 3.76)

Light airy room with large upvc double glazed window with views, wood burning stove within recess with stone head and flagged hearth, wood flooring, bookshelves, folding doors to bedroom 2/craft room.



### Kitchen:

12'0" x 11'0" (3.66 x 3.38)

Modern kitchen with range of kitchen base units with complementary worksurfaces, wall units, Belfast sink with mixer taps, built in Bosch double oven, induction hob, extractor hood, Bosch slimline dishwasher, upvc double glazed window, upvc double glazed double doors with access to the rear garden, plumbing for washing machine, radiator.



### Bedroom 1: to the rear

12'10" x 12'4" (3.91 x 3.76)

Double bedroom, upvc double glazed window, radiator.





## Bedroom 2: to the front

10'3" x 9'8" (3.12 x 2.95)

Currently used as a craft room, upvc double glazed window with views, radiator.



## Shower Room:

7'11" x 6'1" (2.41 x 1.85)

Shower tray with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, heated towel rail.



## OUTSIDE:

### Front:

Parking court with private parking space, large foregarden with flower beds, paths, walled/fenced boundaries, Calor Gas tank, side access.





**Garage:**

18'0" x 8'0" (5.49 x 2.44)

Single garage with up and over door.



**Rear:**

Large garden area with lawns, flower beds, shrubs, decked area, walled/fenced boundaries.



**Directions:**

From the centre of the village go past The Gamecock public house towards Helwith Bridge, go past the primary school, The Whyynns is the next house on the left, a for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, electric, drainage, Calor Gas heating, solar panels.

**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.

**Age:**

1970's

**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'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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.  
Made with Metropix ©2021.

 **rightmove.co.uk**  
The UK's number one property website



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

▲ ESTATE AGENTS ▲ VALUERS ▲ [www.neilwrightstateagents.co.uk](http://www.neilwrightstateagents.co.uk) ▲