



## PROCTORS GARDEN, HIGH STREET, AUSTWICK

**£600,000**





# PROCTORS GARDEN, HIGH STREET, AUSTWICK, LA2 8BB

Outstanding four double bedroom stone faced detached modern house located in a superb position in the centre of Austwick Village standing within large well-tended gardens with ample parking, detached garage/workshop.

Spacious light and airy accommodation extending to approximately 1700 ft<sup>2</sup> over 2 floors.

Well planned layout comprising open entrance porch leading to central entrance hall, large lounge with marble fireplace, L shaped living kitchen with extensive range of kitchen units with integral appliances, living area with aspects over the rear garden, study, cloakroom and utility room to the ground floor. First floor, wide central landing, 2 double bedrooms with ensuites, 2 further double bedrooms, five piece house bathroom.

Constructed to a high standard with an eye for detail and quality fixtures and fittings.

Timber double glazed windows, under floor heating and solar panels are installed.

Fantastic family house, well worthy of internal and external inspection to fully appreciate the size, layout, quality and position.

The current owners designed and had the property built to their specification and are now selling due to downsizing.

There is no onward chain.

Austwick is a very popular village situated in The Yorkshire Dales National Park surrounded by scenic accessible countryside approximately 5 miles from the market town of Settle. Austwick has amenities such as village shop, church, village hall, public house, country hotel and playing fields/sports field.

## ACCOMMODATION COMPRISES:

### Ground Floor

Open Entrance Porch, Entrance Hall, Cloakroom, Side Lobby, Utility Room, Lounge, Living Kitchen, Study.

### First Floor

Landing, Master Bedroom, En Suite Shower Room, 2<sup>nd</sup> Bedroom with En Suite Shower Room, 2 further Bedrooms, House Bathroom.

### Outside

Driveway Access off High Street, Parking/Turning Area for Several Vehicles, Fore-garden, Rear Garden, Detached Garage/Workshop.

## ACCOMMODATION:

### GROUND FLOOR:

#### Open Entrance Porch:

Half glazed external entrance door, double glazed side panel.





### **Entrance Hall:**

6'10" x 18'0" (2.08 x 5.48) plus 11'6" x 3'0" (3.50 x 0.91)

Spacious area with feature oak staircase to the first floor, understairs store cupboard housing boiler, wood flooring, access to lounge, living kitchen, ½ glazed side external entrance door, cloakroom off.



### **Cloakroom:**

3'9" x 4'6" (1.14 x 1.37)

Low flush WC, pedestal wash hand basin, heated towel rail, tiled flooring.



### **Utility Room:**

4'8" x 6'2" (1.42 x 1.88)

Plumbing for washing machine, base units with complementary worksurfaces, wall units, tiled floor

### **Lounge:**

13'8" x 20'7" (4.16 x 6.27)

Large room with upvc double glazed window, feature marble fireplace, part glazed double doors to living kitchen.





### **Living Kitchen:**

Superb light and airy L shaped room with sitting area to one side and large kitchen to the other side.

### **Living Side:**

13'3" x 16'5" (4.03 x 5.00)

Upvc double glazed screen window, upvc double glazed double doors with access to the rear garden, 2 Velux roof lights.



### **Kitchen Side:**

8'10" x 14'2" (2.69 x 4.31)

Extensive range of modern kitchen base units with complementary Corian worksurfaces, moulded sink with mixer taps, AEG electric oven, AEG electric hob, NEFF microwave, recessed extraction hood, built in fridge freezer, built in dishwasher, upvc double glazed window, tiled flooring.



### **Study:**

10'9" x 6'7" (3.27 x 2.31)

Upvc double glazed window.



## FIRST FLOOR:

### Landing:

14'8" x 7'0" (4.47 x 2.13) plus 3'9" x 3'0" (1.14 x 0.91)

Galleried style landing with access to 4 bedrooms and house bathroom, upvc double glazed window.



### Bedroom 1:

11'10" x 11'5" (3.60 x 3.48)

To the front, double bedroom with upvc double glazed window with views, range of built in wardrobes, loft access with ladder.



### En Suite Shower Room:

3'4" x 7'4" (1.01 x 2.23)

Large shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, tiled walls to dado, heated towel rail.





### **Bedroom 2:**

8'8" x 13'10" (2.64 x 4.21) plus 5'0" x 4'5" (1.52 x 1.34)

To the rear, double bedroom with upvc double glazed window.



### **En Suite Shower Room:**

4'0" x 9'1" (1.21 x 2.76)

Shower enclosure with shower off the system, vanity wash hand basin, low flush WC, heated towel rail, double glazed window.



### **Bedroom 3:**

14'0" x 10'0" (4.26 x 3.04)

To the front, double bedroom with double glazed window with views.





### **Bedroom 4:**

9'1" x 11'2" (2.76 x 3.40)

Double bedroom with double glazed window.



### **House Bathroom:**

9'0" x 7'1" (2.74 x 2.15)

Well-appointed bathroom with 5 piece white bathroom suite comprising bath, shower enclosure with shower over off the system, pedestal wash hand basin, WC, bidet, heated towel rail, under floor heating, cupboard.



### **OUTSIDE:**

Good sized walled plot with driveway access.

### **Front:**

Fore-garden with mature shrubs and open porch area to front door.



**Side:**

Driveway parking for several vehicles, detached stone faced garage with up and over door, power and light.

**Rear:**

Steps up to raised lawn and patio.

**Directions:**

Enter Austwick Village by the church from the Cross Streets access off the A65, turn right just past the church onto High Street, Proctors Garden is located on the right-hand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains drainage and electric, ground source heating.

**Age:**

Constructed in 2010.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that a flooding risk 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.**

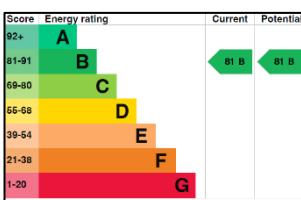
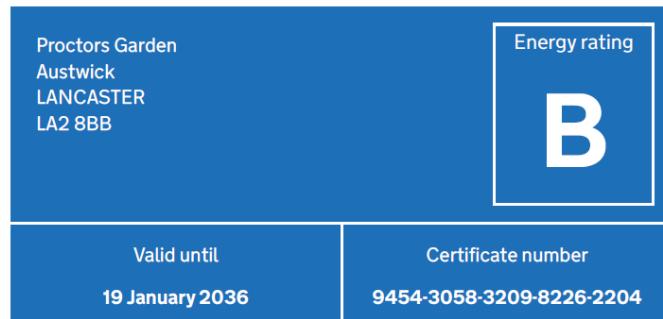
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**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic 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. The property will not be marked as sold until money laundering check have been completed.

**Local Authority:**

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

Council Tax Band 'F'

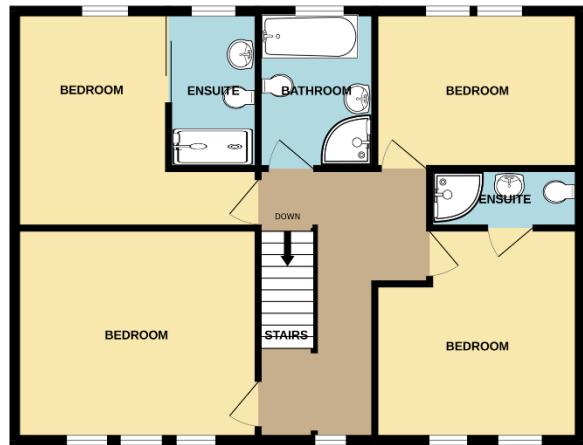


Property type	Detached house
Total floor area	160 square metres



GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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