

PT73

Spacious 4 Bed Detached Residence With Garage, Orchard & Walled Garden With Planning Potential

**Town End
Clapham Road
Austwick
Lancaster
LA2 8BQ**

In The Yorkshire Dales National Park



Price: Offer Invited Over £425,000

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Being a spacious 4 bedroomed detached ideal family residence built Circa 1929 ideally lending itself for some general upgrading works together with benefitting from a roadside generous sized walled vegetable garden plot and orchard which fall within the present Yorkshire Dales local development plan boundary and accordingly may be suitable for residential development (*subject to a satisfactory Planning Consent being gained by the purchaser*).

Occupying a pleasant village fringe location with lovely rural views in the picturesque Yorkshire Dales National Park village of Austwick conveniently just off the A65 Kendal/Skipton trunk road approx 4.5 miles West of Settle Town and 5 miles East of Ingleton village.

Accommodation Comprising:

(Partial UPVC sealed unit double glazing and oil fired central heating installed).

Ground Floor:

Front Open Porch:

4'7 x 3'

(1.40m x 0.91m)

Mosaic tiled floor, centre light.

Reception Hall:

17'1 x 5'7 min

(5.21m x 1.70m min)

Plus Staircase Recess 11' x 6' approx (3.35m x 1.83m approx).

Feature open staircase with under cupboard, leaded glass porch door, cornice, centre light, 2 x radiators.



Lounge:

13'1 x 12'10 min

(3.99m x 3.91m min)

Bay window. Tiled open fireplace with wood surround, dado rail, cornice, centre light, TV point, telephone point, radiator.
"Austwick broadband" aerial point.



Dining Room:

13' x 12'9 min

(3.96m x 3.89m min)

Tiled open fireplace with wood surround, bay window, leaded glass side window, cornice, centre light, radiator, TV point.

Breakfast Kitchen:

15'9 x 12'10
(4.80m x 3.91m)

Oil fired Aga oven range providing hot water. "Keller" fitted cupboards and units incorporating inset 1½ bowl single drainer sink unit with chopping board, integrated fridge, built in microwave, built in electric oven, dish washer recess (*New insitu dish washer available by separate negotiation*). Ceramic 2 ring electric hob, work island with granite worktop and work surfaces with tiled splash backs. Pine dado rail, wood laminate flooring (*quarry tiled under*), large bay window, feature suspended old clothes airer, centre light, screen panelled radiator.



Pantry/Utility:

9'2 x 8'11
(2.79m x 2.72m)

Slate keeping shelves, fitted storage shelves, fitted wall cupboard, plumbed for auto washer, tiled splash backs, quarry tiled floor, centre light.

Rear Vestibule:

8'9 x 3'1
(2.67m x 0.94m)

Cloaks rail, quarry tiled floor, centre light.

First Floor:

Landing:

19' x 6'7 approx
(5.79m x 2.01m approx)

Leaded glass window to ½ landing, cornice, centre light.



Separate WC:
8'9 x 3'1
(2.67m x 0.94m)

Tiled dado, centre light, radiator.

Bathroom:
8'10 x 7'1
(2.69m x 2.16m)

Cast iron bath with electric over bath shower and fitted shower curtain, pedestal wash basin, centre light, radiator, airing/cylinder cupboard with immersion heater.

Double Bedroom 1:
13'1 x 12'11
(3.99m x 3.94m)

Bay window, picture rail, centre light, radiator, TV point.



Sewing/Dressing Room:
8'4 x 5'10
(2.54m x 1.78m)

Picture rail.

Double Bedroom 2:
13' x 12'9
(3.96m x 3.89m)

Bay window, centre light, radiator.



Double Bedroom 3:

15'9 x 12'8

(4.80m x 3.86m)

Picture rail, centre light, radiator.



Single Bedroom 4/Study:

8'10 x 7'11

(2.69m x 2.41m)

Centre light, radiator.



Outside:

Adjoining Fuel Store 9' x 4'3 (2.74m x 1.30m).

Workshop 9'3 x 8'11 (2.82m x 2.72m) oil fired central heating boiler, fitted wall cupboard, light and power installed.

WC 4'8 x 3'1 (1.42m x 0.94m) with centre light.

Oil Storage Tank:

Timber Shed 15' x 10' approx (4.57m x 3.05m approx).

Aga oil tank presently located outside the sole boundary is to be relocated within the sole boundary by the purchaser within 2 weeks of completion of the sale.

Detached Stone Built Garage 16' x 10' (4.88m x 3.05m) with timber up and over door.

Gated private tarmac driveway/parking area.

Lawned front garden.

Orchard area (with plum, baking apple, eating apple, pear and cherry trees) and walled vegetable garden area with main road frontage. *(The orchard and vegetable garden area both fall within the present Yorkshire Dales local development plan boundary and accordingly may be suitable for residential development (subject to a satisfactory Planning Consent being gained by the purchaser)).*



Services: Unmetered mains water, mains electricity and mains drainage connected. Fitted broadband aerial etc. via "Austwick broadband Association" (at a current cost of circa £100.00 per annum payable in January each year).

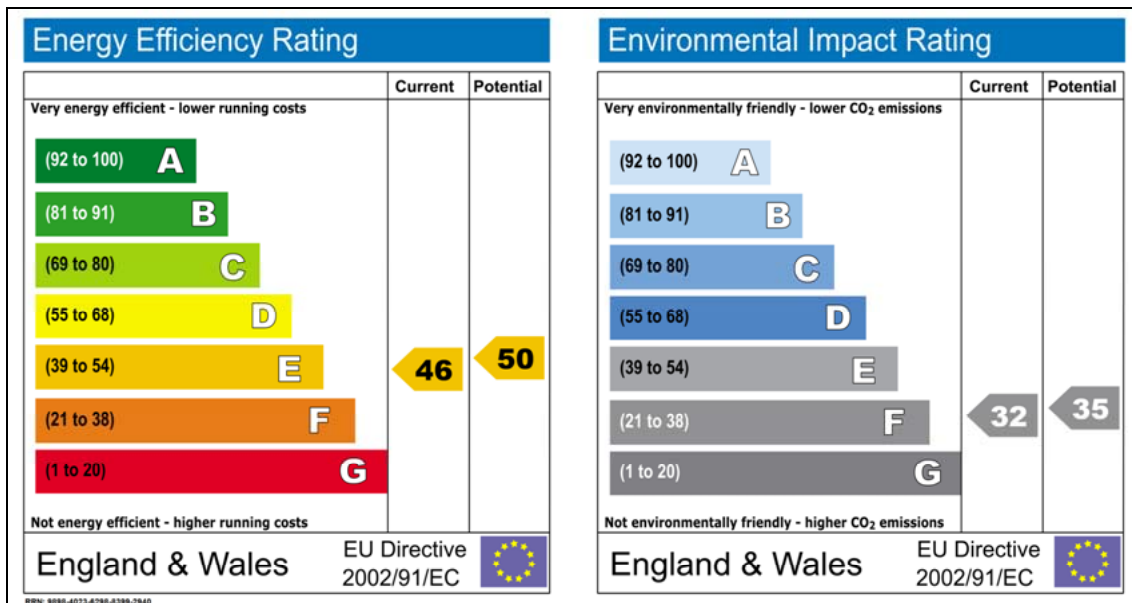
Tenure: Freehold with vacant possession on completion.

Council Tax Band: E (Verbal enquiry only).

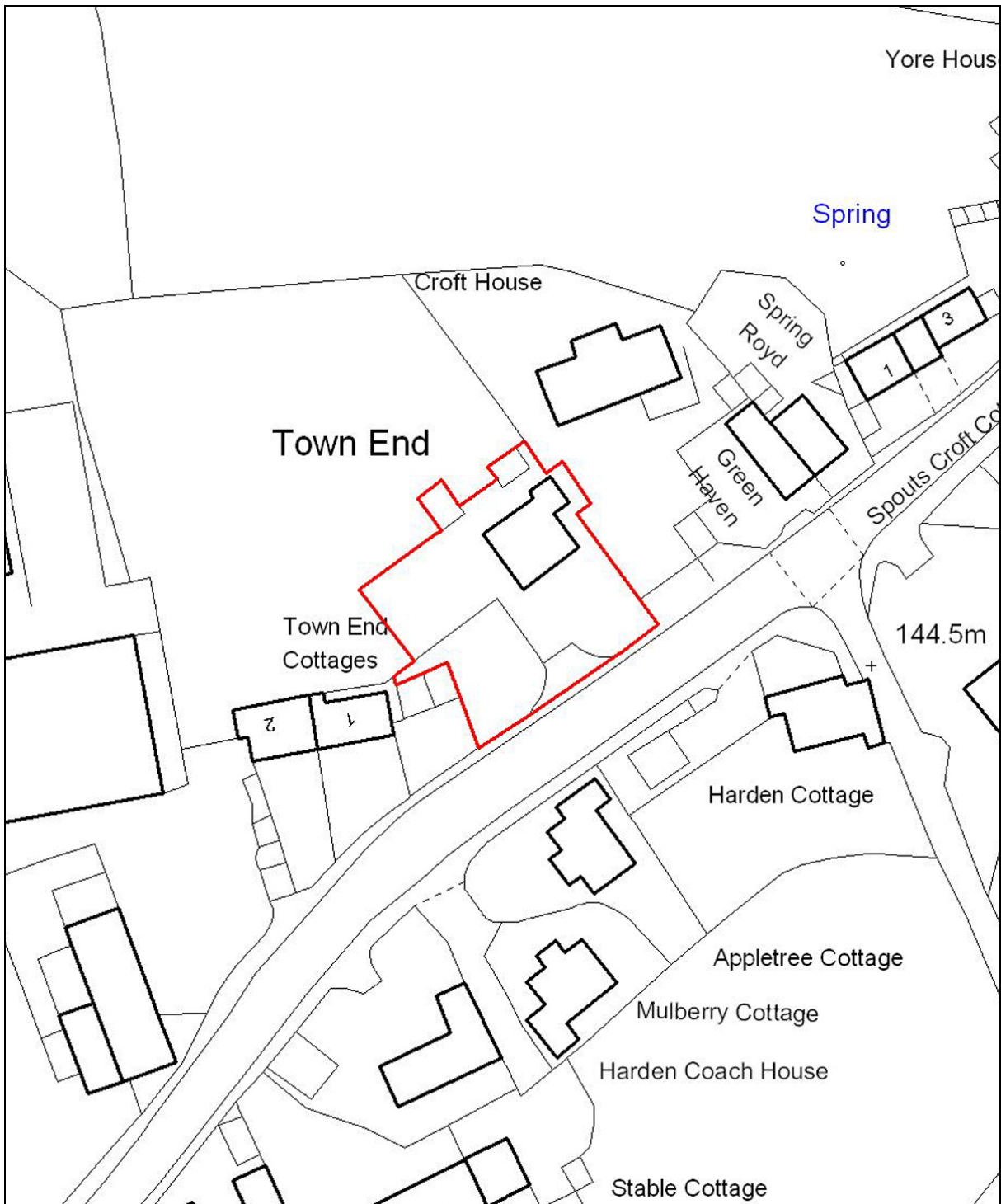
Solicitors: Goad & Butcher, Midland Bank Chambers, Market Place, Settle, North Yorkshire, BD24 9DR. Tel: 01729 823 500.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

Energy Performance Certificate

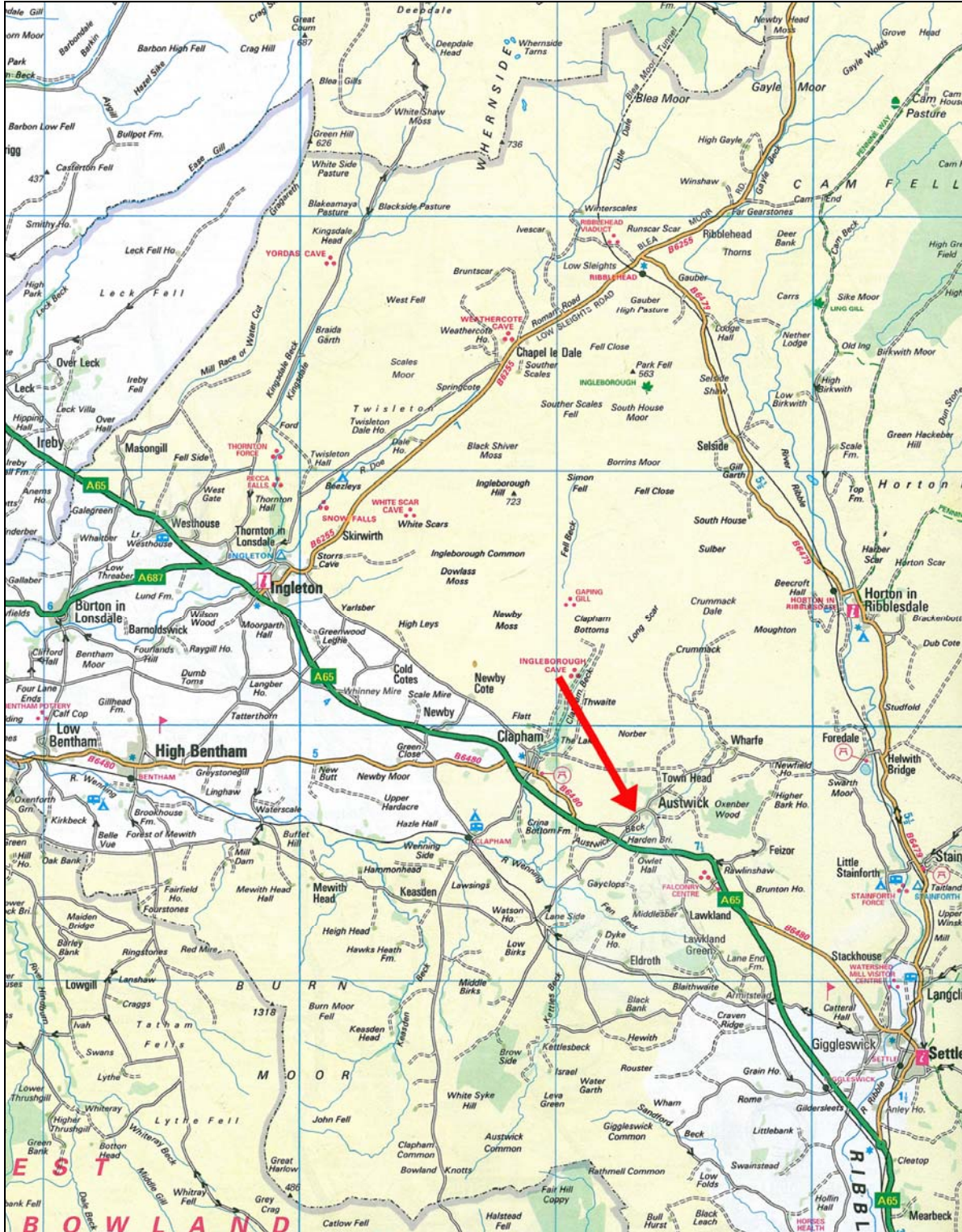


Boundary Plan



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Location Plan



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