



BRYNGWYN, STATION ROAD, CLAPHAM
£485,000





BRYNGWYN, STATION ROAD, CLAPHAM, LANCASTER, LA2 8ER

3 bedroomed traditionally constructed detached dormer bungalow, located in a superb position near to the centre of Clapham Village, yet away from the crowds.

The property stands within a very large, tended garden with off street parking and turning for several vehicles, plus has a detached garage/workshop.

Individually designed and built in 1967 by the current owner, hence it has never been offered to the market.

Spacious, light and airy accommodation with views and aspects over the garden, with upvc double glazed windows, and oil-fired central heating.

Well planned layout offering, entrance porch leading to central hallway with staircase to the first floor, lounge with dual aspect. Dining room with conservatory extension off, breakfast kitchen, 2 bedrooms and shower room to the ground floor.

Double master bedroom and WC to the first floor, with dormer window and outstanding views over open countryside.

Ideal property for a family, retired buyer or even a developer to redevelop the site, subject to the necessary approvals.

Clapham is a very popular conservation village located on the edge of the Yorkshire Dales National Park.

The village has local amenities such as community shop, village hall, two public houses and churches.

A railway station is located approximately 1½ miles from the village with regular services to Skipton, Lancaster etc.

The Market Town of Settle and High Bentham are close by which offer more amenities.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Conservatory, 2 Bedrooms, Shower Room, Rear Porch.

First Floor

Third Bedroom, Attic Storage, WC.

Outside

Extensive Tended Gardens, Parking, Garage/Workshop.

ACCOMMODATION:

Ground Floor:

Entrance Porch:

2'9" x 5'0" (0.83 x 1.52)

Part glazed upvc external entrance door, glazed inner door, upvc double glazed window.



Entrance Hall:

5'2" x 20'3" (1.57 x 6.17)

Access to principal rooms off, staircase to the first floor, store cupboard, Kardean flooring, cloaks cupboard, radiator.



Lounge:

16'10" x 13'6" (5.13 x 4.11)

Good sized room, with upvc double glazed picture window to the front, upvc double glazed picture window to the side, electric flame effect fire within wood fire surround, marble inset and hearth, (flue behind for open fire) covered ceiling.



Dining Room:

10'11" x 10'0" (3.32 x 3.04)

With double glazed doors to the conservatory, coved ceiling, and radiator.



Conservatory:

7'6" x 12'5" (2.28 x 3.78)

Upvc double glazed panels with aspects over the rear garden, side upvc double glazed doors with access to the garden.





Breakfast Kitchen:

14'7" x 11'8" (4.44 x 3.55)

With range of kitchen base units with complementary worksurfaces, wall units, ceramic sink with mixer taps, electric cooker point, built in fridge, oil boiler in cupboard space for table, radiator, two upvc double glazed windows, rear door to the porch.



Rear Porch:

10'0" x 5'0" (3.04 x 1.52)

With plumbing for washing machine, half glazed external entrance door, double glazed window, tiled floor.

Bedroom 2: Front

10'6" x 11'0" (3.20 x 3.35)

Double bedroom, upvc double glazed window, radiator, and coved ceiling.



Bedroom 3:

8'0" x 11'0" (2.43 x 3.35)

With upvc double glazed window, radiator, coved ceiling.





Shower Room:

7'5" x 5'6" (2.26 x 1.67)

Large walk-in shower enclosure with electric shower over, pedestal wash hand basin, upvc double glazed window, radiator.



First Floor:

Landing Lobby:

Access to 1 bedroom, WC off, access to roof storage.

Bedroom 1:

11'7" x 12'0" (3.53 x 3.65)

Double bedroom with upvc double glazed dormer window with superb views.



WC:

4'0" x 4'6" (1.21 x 1.37)

WC and wash hand basin.



Loft Area:

Useful storage space.

OUTSIDE:

Garage:

8'3" x 17'5" (2.51 x 5.30)





Extensive gardens all around the property, front driveway with access off Station Road, parking for several vehicles and access to garage, enclosed rear gardens, laid to lawn with mature trees and shrubs, open to countryside, oil tank.



Directions:

Enter Clapham Village from Settle on the A65, take the 2nd right hand turning into the village, on to Station Road. Bryngwyn is located approximately 200yards on the left-hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains water, electric, drainage and oil-fired central heating.

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'

Bryngwyn Station Road Clapham LANCASTER LA2 8ER	Energy rating <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">E</div>
Valid until <div style="font-weight: bold; margin-top: 5px;">20 June 2034</div>	Certificate number <div style="font-weight: bold; margin-top: 5px;">9734-5226-5300-0629-9226</div>

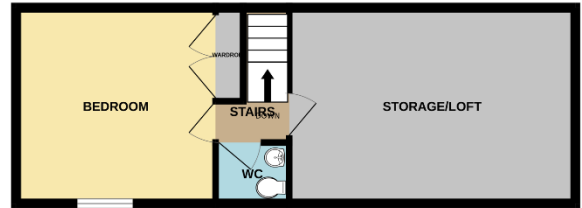
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



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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