



**THACKABER, CLAPHAM ROAD, AUSTWICK**  
**£595,000**





# THACKABER, CLAPHAM ROAD, AUSTWICK, LA2 8BE

Substantial stone built period property offering spacious and characterful accommodation laid over 3 floors, located in a superb and convenient position close to the centre of Austwick village within the Yorkshire Dales National Park.

Very well presented property throughout with quality fixtures and fittings and many original features evident.

The property has been upgraded to a very high standard and specification by the current owners and now offers a quality family home.

Standing within large well tended mature gardens to rear with double garage and foregarden.

Internally the ground floor offers spacious living space with large family room/kitchen, additional lounge, utility space and WC, feature return staircase to the first floor. First floor, landing, 3 double bedrooms and house bathroom, staircase to second floor, fourth bedroom, office and well appointed shower room.

Superb property, well worthy of internal inspection to fully appreciate the size, layout and quality.

The property has gas fired central heating, double glazed windows, quality kitchen and bathroom fittings and is ready for immediate occupation.

Austwick is a popular village located in The Yorkshire Dales National Park offering village amenities including village shop, church, public house and hotel, playing fields and primary school.

A wider range of facilities are available in Settle 5 miles away. The village sits within stunning countryside easily accessible for cycling, walking, horse riding etc.

## ACCOMMODATION COMPRISES:

### Ground Floor

Vestibuled Entrance, Central Hallway, Lounge, Utility Room/WC, Living Kitchen

### First Floor

Landing, 3 Bedrooms, House Bathroom

### Second Floor

Office Area, Fourth Bedroom, Second Bathroom.

### Outside

Fore garden, Unrestricted Street Parking, Side Access, Garage, Mature Rear Gardens, Summer House.

## ACCOMMODATION:

### GROUND FLOOR:

#### Vestibuled Entrance:

Part glazed external door, glazed inner door.





### Central Hallway:

2'10" x 16'7" (0.86 x 5.05) excluding stairs  
Plus 5'1" x 2'8" (1.54 x 0.81)

Access to the lounge, living kitchen and utility room, feature return staircase to the first floor, understairs store cupboard, original ornate tiled floor, radiator, pine internal doors, patterned walls to dado, coved ceiling.

### Lounge:

11'9" x 15'4" (3.58 x 4.67)

To the front with upvc double glazed window with window shutters, multifuel stove within recessed fireplace, wood mantle and flagged hearth, shelved alcoves, coved ceiling, radiator, 2 wall recesses.



### Utility Room:

9'8" x 8'2" inclusive of WC (2.94 x 2.48)

Base units with worksurfaces, sink with mixer taps, part glazed rear external entrance door, tiled flooring, plumbing for washing machine, central heating boiler, vertical radiator, electric meter.

### WC:

Off the utility with WC with wash basin within cistern, tiled floor, radiator.



### Living Kitchen:

Exceptionally large room, formerly 2 rooms with kitchen area to one side and sitting area to the other side.





### **Kitchen Side:**

11'8" x 17'6" (3.55 x 5.33)

Extended area with extensive range of quality kitchen base units with complementary wood worksurfaces, Belfast sink with mixer taps, dual fuel Belling stove, built in dishwasher, Island unit with complementary wood worksurface, storage drawers and breakfast bar, built in fridge, feature cast iron range with large fire surround and tiled hearth, upvc double glazed window with aspects over the garden, upvc part glazed side stable style external entrance door, 2 Velux roof lights, part open ceiling, tiled floor with under floor heating, vertical radiator, access to sitting side with glazed bi fold doors.



### **Sitting Area:**

11'0" x 15'4" (3.35 x 4.76)

To the front, upvc double glazed window with shutters, multi fuel stove within stone fireplace, coved ceiling, ceiling rose, wood flooring, vertical radiator.



### **FIRST FLOOR:**

#### **Landing:**

10'2" x 8'0" (3.09 x 2.43)

plus 4'9" x 5'1" (1.44 x 1.54)

plus 4'10" x 3'3" (1.47 x 0.99)

Spacious landing area with access to 3 bedrooms and house bathroom, tall window off half landing, staircase to the second floor from former bedroom, upvc double glazed window with shutters, radiator, open ceiling.





### Bedroom 1:

11'10" x 13'3" (3.60 x 4.03) To face of wardrobes.

To the front, large double bedroom, upvc double glazed window with shutters, built in wardrobe, radiator.



### Bedroom 2:

9'10" x 15'5" (2.99 x 4.69)

Upvc double glazed window with shutters, radiator, cast iron fireplace, encased beam.



### Bedroom 3:

12'0" x 10'2" (3.65 x 3.09)

To the rear, double bedroom, upvc double glazed window, radiator, encased beam.



### House Bathroom:

8'4" max x 10'0" (2.54 x 3.04)

Well-appointed modern bathroom comprising bath with shower over, corner vanity wash hand basin, WC, vertical radiator, cylinder cupboard with pressurised hot water cylinder and airing space.





## SECOND FLOOR:

### Office Area:

Open area, Velux roof light, reduced eaves, exposed roof timbers, open ceiling.



### Bedroom 4:

11'6" x 12'8" (3.50 x 3.86)

Double bedroom, 2 Velux roof lights, reduced eaves, radiator.



### Second Bathroom:

7'7" x 9'8" (2.31 x 2.94)

Large shower enclosure with floor drain, drencher shower over off the system, vanity wash hand basin, WC with hidden cistern, exposed roof truss/timbers, Velux roof light, radiator, eaves storage, tiled floor, under floor heating.





## OUTSIDE:

### Front:

Pleasant paved fore garden with shrubs etc, unrestricted street parking.

### Side:

Vehicle/pedestrian access.

### Rear:

Spectacular rear gardens comprising paved area adjacent to the house, curved path, mature flower beds, shrubs, sitting area with pergola, stone outbuilding, second area with large lawn, walled boundaries, summer house with power, mature shrubs etc.



### Garage:

21'4 x 20'3" (6.50 x 6.17)

Large double garage with power, light and loft storage area, access to the rear gardens.





**Directions:**

Enter Austwick village from Settle on the A65, go past the church onto Clapham Road, Thackaber is located on the right-hand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains water, drainage, electric and gas 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

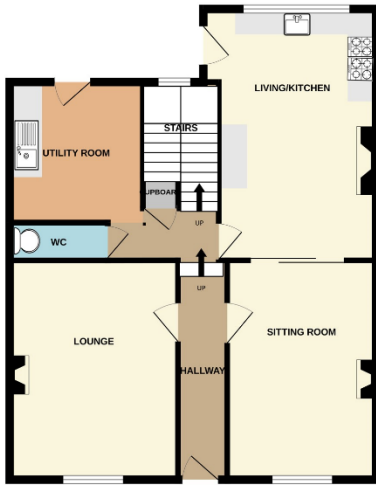
Council Tax Band 'E'

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 67 D      |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

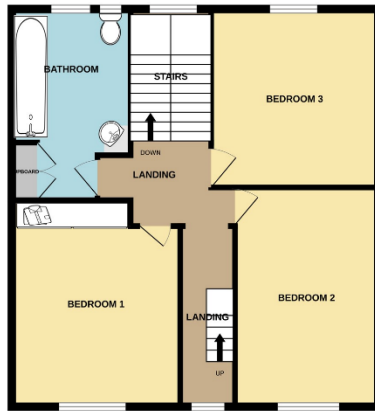




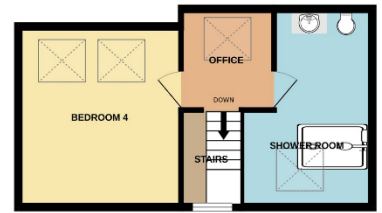
GROUND FLOOR



1ST FLOOR



2ND 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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