



**GOOSEMIRE, CLAPHAM ROAD, AUSTWICK**  
**£410,000**





## GOOSEMIRE, 3 CLAPHAM ROAD, AUSTWICK, LA2 8BE

Superb 4 bedroom, spacious, light and airy house located in a very sought after position on the edge of Austwick Village within The Yorkshire Dales National Park having views to the rear across open countryside.

Very well presented throughout with hardwood double glazed windows, Calor Gas heating and decorated to a very high standard.

Well planned accommodation laid over 2 floors comprising entrance porch with cloakroom off, spacious hallway with return staircase to the first floor, kitchen with H&M kitchen units and integral appliances, very spacious L shaped lounge/dining room plus 4<sup>th</sup> bedroom and en suite bathroom to the ground floor.

First floor, wide galleried landing, 3 double bedrooms and house bathroom.

Outside, landscaped gardens including parking court.

Fantastic property ideal for a family, holiday home, second home or investment property.

Viewing is strongly recommended to fully appreciate the size, layout, condition and position.

Austwick is a popular Dales village set amid stunning accessible countryside.

The village has local amenities such as village shop, public house, country hotel, church, village hall, primary school and playing fields.

A wider range of facilities are available in the market town of Settle, 5 miles away or High Bentham 7 miles away.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Porch, WC/Cloakroom, Entrance Hall, Kitchen, Lounge/Dining Room, Bedroom 4, Ensuite Bathroom.

#### First Floor

Landing, 3 Bedrooms, House Bathroom.

#### Outside

Parking, Forecourt Gardens.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Porch:

2'8" x 3'9" (0.81 x 1.14)

Solid external entrance door, part glazed inner door, tiled floor, meter cupboards.





**WC/Cloakroom:**

6'5" x 2'8" (1.95 x 0.81)

Hardwood double glazed window, WC, wash hand basin, tiled floor, and radiator.



**Entrance Hall:**

10'2" x 11'5" (3.09 x 3.48)

Spacious hallway with feature return staircase to the first floor, two double glazed windows, coat hooks, under stairs store cupboard, access to the kitchen and lounge, radiator.



**Kitchen:**

10'10" x 10'0" (3.30 x 3.04)

Bespoke H & M kitchen comprising base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, electric hob, extractor hood, AEG double oven, double glazed hard wood window, built in fridge, tiled flooring, space for table, recessed spotlights, AEG dishwasher, and radiator.





### Lounge/Dining Room:

12'0" x 22'10" (3.65 x 6.96) plus 5'0" x 8'5" (1.52 x 2.56)

Light and airy room, L-shaped with lounge area to one side, dining to the other.

Double glazed hardwood windows, Calor gas flame effect gas fire in wood fire surround, tiled inset/hearth. Two radiators, double glazed double doors with access to the rear garden with views.



### Bedroom 4:

10'2" x 12'8" (3.09 x 3.86)

Double bedroom, hardwood double glazed window, radiator, and loft access.



### En suite Bathroom:

5'6" x 6'8" (1.67 x 2.03)

Three-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, heated towel rail, tiled floor, recessed spotlights.

### FIRST FLOOR:

#### Landing:

6'5" x 13'6" (1.95 x 4.11)

Spacious galleried landing with access to 3 bedrooms, and house bathroom, built in cupboard, Calor gas fired combination boiler, loft access, hardwood double glazed window.





### Bedroom 1: Rear

12'1" to face of wardrobe x 7'9" (3.68 x 2.36) plus 3'3" x 8'7" (0.99 x 2.61)

Large double bedroom, double glazed hardwood window with views, radiator, built in wardrobes.



### Bedroom 2: to the rear

11'6" x 8'6" (3.50 x 2.59) plus 3'0" x 8'3" (0.91 x 2.51)

Double bedroom, hardwood double glazed window, and radiator.



### Bedroom 3:

8'0" x 10'3" (2.43 x 3.12)

Small double bedroom with hardwood double glazed window, and radiator.





### **House Bathroom:**

7'9" x 7'10" (2.36 x 2.38)

3-piece white bathroom suite comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, hardwood double glazed window, radiator.

### **OUTSIDE:**

Utility room with external door, plumbing for washing machine, space for dryer.

### **Fore garden:**

Paved area raised flower beds, central beds, mature trees, sitting area, walled boundaries. Paviour parking court owned by the property, with access over for adjoining properties, Calor gas tank with stone walled compound.

### **Side:**

Pleasant shady side garden with mature trees/shrubs, sitting areas, walled boundaries, mature apple tree.

### **Rear:**

Mature shrubs, patio area with views over fields, small lawn.





### **Directions:**

Enter Austwick Village from Settle on the A65, turn right into the village at the first turning. Enter the village and go left past the church approximately 150 yards and Goosemire is located on the left hand side, a for sale board is erected.

### **Tenure:**

Freehold with vacant possession on completion

### **Services:**

Mains water, drainage, electric and Calor gas 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:**

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