



2 Pant Head Gardens, Pant Lane, Austwick, LA2 8DW

Price Guide £295,000

Well-presented 3 bedroom terraced family home in the sought after village of Austwick, within the stunning Yorkshire Dales National Park. Originally constructed around 12 years ago, the design is sympathetic to the traditional architectural style of this attractive village.

Benefitting from 2 off-road parking spaces and a neat rear garden, the property is subject to an S106 local connection clause, full details of which can be found below.

2 Pant Head Gardens



On the ground floor, the spacious accommodation comprises: entrance hall with under stair storage cupboard; good-sized family kitchen/diner; cloakroom and generous living room with log burning stove, and French Doors to the rear garden.

The first floor landing provides access to 3 double bedrooms, a house bathroom and storage cupboard.

Outside, there are 2 parking spaces to the front aspect, a small front garden and covered access way through to the rear, with space for bin storage. The pleasant rear garden comprises lawn and patio seating area with views to open country.

Location

Austwick is a highly sought after village on the western edge of the Yorkshire Dales National Park. With a good primary school, pub and village store, this attractive village is surrounded by stunning countryside with a huge choice of walking routes. Notable features of the local landscape include Norber Erratics and Ingleborough - one of the Yorkshire 3 Peaks.

The A65 provides easy access to the nearby market town of Settle, where a good range of shops, pubs and places to eat are available. The town has a Booths supermarket, train station on the famous Settle to Carlisle line - with connections to Leeds - and excellent secondary education at Settle College.

As well as the Dales, the Lake District and Forest of Bowland are also within easy reach for great days out in spectacular scenery.

S106 Local Occupancy

The relevant Occupancy Criteria to be satisfied by a proposed occupier of the Dwelling are:

5.1 The Dwelling must be the Main or Principle Residence of the proposed occupier and

5.2 the proposed occupier has established a need to live in the Dwelling by being either:

5.2.1 An existing resident of the National Park who is establishing a separate household or

5.2.2 A head of a household who is or whose partner is in or taking up full time employment in an already established business within the National Park or within a split Parish or

5.2.3 A householder currently living permanently in a dwelling which is either shared but not self-contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park or a split Parish or

5.2.4 An elderly or disabled person requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park or a split Parish or

5.2.5 A person having to leave tied accommodation within the National Park or a split Parish or

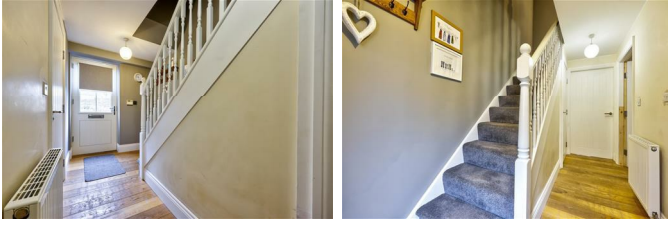
5.2.6 A former resident of the National Park or a split Parish with close relatives in the National Park or a split Parish accepted in writing by the Authority as having an exceptional need to return to the National Park

5.3 The categories of persons set out in paragraphs, 5.2.1, 5.2.3, 5.2.4, and 5.2.5 above will apply only to persons who have resided permanently in the National Park for 3 years preceding the date of the notice

Property Information

Freehold property. Council Tax Band D. Mains water, electricity and drainage. Gas (shared tank) central heating.

Hall



Timber framed double glazed door to the front aspect. Under stair storage cupboard. Timber flooring. Radiator. Carpeted stairs to the first floor. Access to kitchen/diner, cloakroom and living room.

Kitchen/Diner 12'7" x 13'6" (3.84m x 4.12m)



Good-sized family kitchen/diner with timber framed double glazed window to the front aspect. Range of base and wall mounted units with complimentary worktops. Stainless steel sink and drainer. Integral cooker with hob and extractor over. Space for fridge freezer. Plumbing for washing machine. Space for family dining table. Gas central heating boiler. Timber flooring. Radiator.

WC



Ground floor cloakroom. Wash hand basin and WC. Extractor. Consumer unit. Tiled flooring.

Living Room 11'11" x 19'10" (3.64m x 6.04m)



Spacious family living room with timber framed double glazed window and French Doors to the rear garden. Log burning stove. Timber flooring. Radiator.

Landing

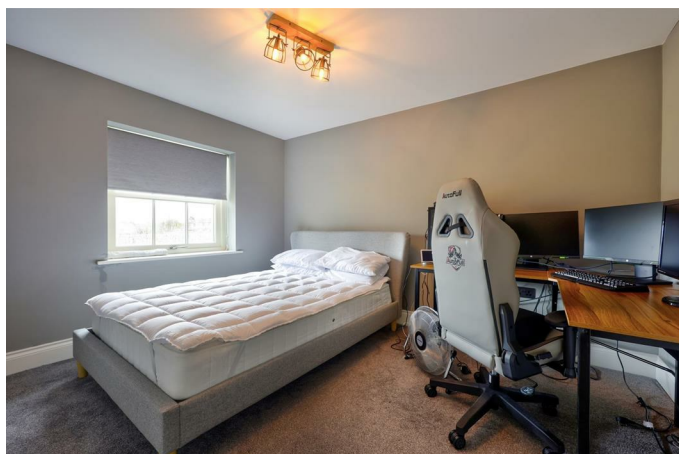
First floor landing providing access to the 3 double bedrooms, house bathroom, storage cupboard and part-boarded loft. Carpet.

Bedroom 1 12'7" x 9'10" (3.84m x 2.99m)



Good-sized double bedroom with timber framed double glazed window to the front aspect. Carpet. Radiator.

Bedroom 2 11'11" x 9'0" (3.63m x 2.75m)



Another generous double bedroom with timber framed double glazed window to the rear aspect. Carpet. Radiator.

Bedroom 3 8'6" x 10'5" (2.60m x 3.17m)



Double bedroom with timber framed double glazed window to the rear aspect. Storage cupboard. Carpet. Radiator.

Bathroom 8'10" x 9'8" (2.68m x 2.95m)



House bathroom with timber framed double glazed window to the front aspect. Bath, separate shower, wash hand basin and WC. Extractor. Laminate flooring. Heated towel rail.

Outside



Small garden to front aspect. 2 parking spaces. Covered access way to rear, providing bin storage.

Rear garden with views to open country.

Parking



2 parking spaces.

Garden



Rear garden with lawn and patio seating area. External tap.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

