FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









Burnmoor Austwick, LA2 8BY

Offers Over £499,000

A superb and deceptively spacious three bed detached house in a peaceful location within the charming Dales village of Austwick, just a short walk from village amenities. With garage, ample off road parking and low maintenance outside space.

Property Description

Welcome to Burnmoor, a charming and deceptively spacious detached property nestled in the popular Dales village of Austwick in the Yorkshire Dales National Park. This inviting home is tucked away in a quiet location, offering stunning views of the open countryside from the rear aspect. The property features three bedrooms, two with en-suite shower rooms, and a main bathroom. The light and airy sitting room, complete with a stone fireplace and sliding patio doors, opens onto a low-maintenance garden. The well-appointed kitchen boasts cream shaker-style units with granite worktops and an electric AGA.

Additional features include a detached garage and ample off-road parking. The small, easy-care garden provides a peaceful retreat with a patio seating area to enjoy the beautiful surroundings.

With stunning views of open countryside from multiple rooms, Burnmoor offers a tranquil living experience. Austwick's village amenities, including shops, a pub and restaurant, a primary school, and public transport, make it an ideal choice for families and professionals alike.

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 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.

Property Information

Freehold
Council Tax Band F
EPC Rating: F
Underground LPG tank running LPG Boiler
All mains services
Broadband connection

Upper Ground Floor

Entrance Porch

Spacious entrance porch with quarry tile floor, door with textured glass to entrance hall, door to utility room, hardwood double glazed windows to front, timber door to front.

Entrance Hall 7'2" x 7'8" (2.20m x 2.36m)



Fitted carpet, stairs to lower ground floor and first floors, under stairs cupboard, doors to kitchen and bathroom.

Kitchen 19'7" x 9'7" (5.98m x 2.94m)



Wooden floorboards, radiator, range of cream coloured shaker style wall and base units with complementary granite worktop, belfast sink, electric AGA, integrated dishwasher, fridge and freezer, LPG hob, extractor fan, radiator, hardwood double glazed windows to front, side and back, with views to open countryside to back.

Utility Room
Quarry tile floor, radiator, hardwood double glazed window, base units with single drainer sink, plumbing for washing machine, internal window with textured glass to bathroom.

Bathroom 5'11" x 9'1" (1.82m x 2.79m)



Wood flooring, radiator, wash basin, toilet, bath with shower over, access to under stairs area.

Lower Ground Floor

Sitting Room 13'9" x 20'11" (4.20m x 6.39m)



Spacious full width sitting room with fitted carpet, radiator, LPG fire with stone fire surround with stone hearth, hardwood double glazed windows to side and rear aspects, double glazed sliding patio doors to rear.

Dining Room 10'11" x 18'11" (3.34m x 5.79m)



Fitted carpet, radiator, hardwood double glazed windows to side aspects, arched internal timber and glazed doors with textured glass to sitting room.

First Floor

Landing



Landing providing access to all bedrooms with fitted carpet, airing cupboard, hardwood double glazed window providing, staircase leading to bedroom three and upper ground floor.

Bedroom One 6'6" x 15'8" (2.00m x 4.79m)



Spacious full width bedroom with fitted carpet, radiator, walk in wardrobe, en-suite, hardwood double glazed windows to side and back, with views to open countryside to back.

En-Suite Shower Room 7'10" x 4'11" (2.40m x 1.50m)



Wooden floorboards, wash basin, toilet, shower cubicle, velux window.

Bedroom Two 10'11" x 12'5" (3.34m x 3.81m)



Double room with fitted carpet, radiator, fitted wardrobe, hardwood double glazed windows to side.

Bedroom three 12'0" x 6'9" (3.68m x 2.07m)



Small double / single room, accessed via stairs with fitted carpet

En-suite Shower Room 5'2" x 6'6" (1.58m x 2.00m)



Wooden floorboards, wash basin, toilet, shower cubicle, velux window.

External

Front

Large gravelled area providing ample parking for at least 3 cars, established trees and plants, stone path down both sides of the property to the rear.

Garage



Detached garage with concrete floor, up and over door, light and power, side entrance.

Rear



Low maintenance rear garden with raised sandstone patio, established beds with mature plants, dry stone wall boundary with views to open countryside.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £30.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

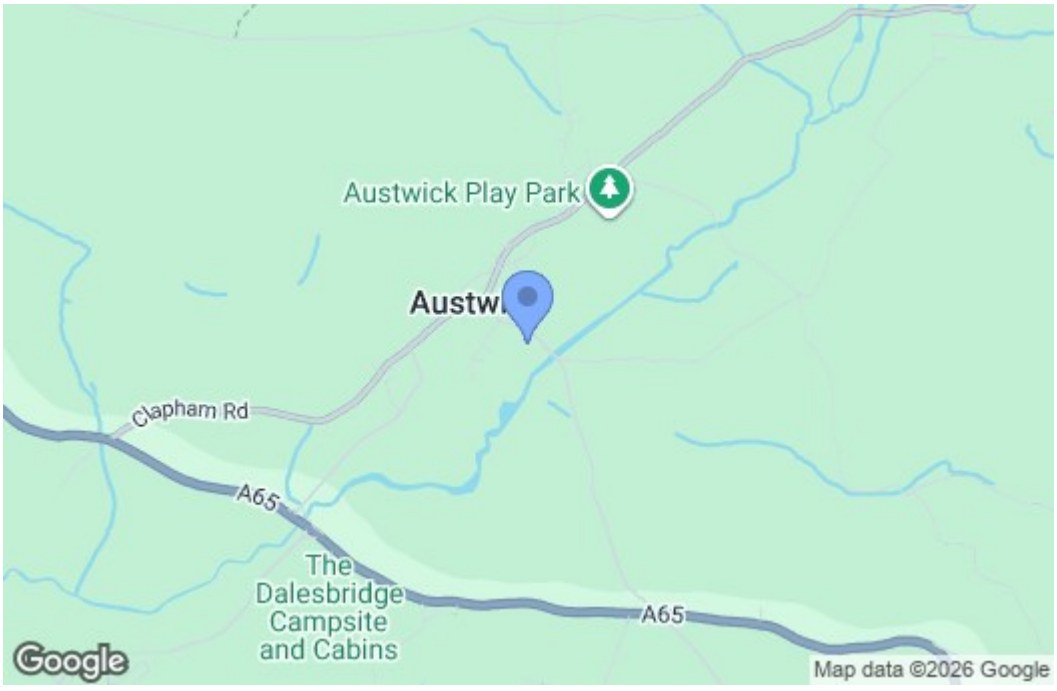
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

