



Bryngwyn, Station Road, Clapham, Lancaster, LA2 8ER

A recently extended and beautifully modernised three-bedroom dormer bungalow, situated in the picturesque Dales village of Clapham. Finished to an exceptional standard throughout, this turnkey property offers spacious and versatile accommodation, making it an ideal family home or retirement property.

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Bryngwyn, Station Road, Clapham, North Yorkshire, LA2 8ER

Lancaster 21 miles, Skipton 21 miles, Leeds 47 miles (all distances approximate)

Guide Price: £595,000

- Three double bedrooms
- Fabulous living dining kitchen
- Extended and renovated throughout
- Landscaped gardens to front and rear
- New flooring and blinds throughout
- Garage plus ample on drive parking
- Popular Dales village
- Internal viewing highly advised



General remarks

The accommodation briefly comprises an enclosed entrance porch leading into a welcoming hallway with Amtico style flooring and a useful storage cupboard for coats and boots. To the left is a generously proportioned living room featuring a central fireplace with electric fire and dual-aspect windows, creating a bright and inviting space.

Opposite the living room is a good sized double bedroom with fitted carpet and a front-facing window. Next door is the impressive master bedroom, which was formerly two separate rooms and now provides an exceptionally spacious double bedroom with ample space for wardrobes. Bi-fold doors open directly onto the garden, adding to the room's appeal. The recently installed family bathroom is fitted with a bath with shower over, vanity unit with wash hand basin, WC, radiator, feature Bluetooth mirror and a frosted rear window to rear. The true heart of the home is the stunning open-plan living, dining and kitchen area, thoughtfully extended by the current owners. This exceptional space is flooded with natural light from an impressive ceiling height

picture window with electric blinds and bi-fold doors opening onto the paved area. The kitchen designed and supplied by H&M Craftsmen of Ingleton offers a range of high-quality wall and base units, a large central island with seating under, a 1 1/2 bowl sink with mixer tap and complementary granite work surfaces. Appliances include a range cooker and integrated fridge, freezer, dishwasher and washing machine. To the first floor is a further double bedroom with fitted wardrobe and views over the rear garden, together with a newly installed contemporary shower room comprising a walk-in shower, a vanity unit with wash hand basin, WC and frosted rear window. There is also a useful loft/store room with light and power, providing excellent additional storage.

Externally, the property enjoys beautifully mature landscaped gardens to both the front and rear, along with a stone paved patio seating area ideal for outdoor entertaining. External lighting around exterior and external electric sockets.

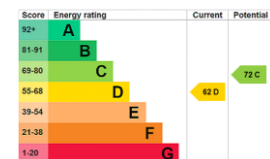
Floorplans



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A large driveway provides ample off-road parking and benefits from an EV charging point. There is also a detached garage with light and power.

This outstanding home combines modern living with a sought-after village setting and must be viewed to be fully appreciated.

What3Words dating.padlock.firework

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold.
- Mains electricity, water and drainage are installed. Domestic heating is from a newly installed condensing, combi oil fired boiler.
- Garage plus driveway.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SET260030



Contact us



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