



## **2 Myrtle Cottages Uppergate, Ingleton, LA6 3BD** **Offers In The Region Of £295,000**

Two Myrtle Cottage is a spacious three-story mid-terrace character home in Ingleton. The open-plan sitting and dining room leads to a galley kitchen, while upstairs offers three double bedrooms and a family bathroom. Externally, there's a large garden and off-road parking at the front.



## Property Description

Welcome to Two Myrtle Cottage, a charming and spacious mid-terrace character property in the heart of Ingleton. Spread over three floors, this inviting home offers well-proportioned accommodation throughout.

Upon entering, you're welcomed into a generous open-plan sitting and dining room, creating a warm and sociable living space. The galley kitchen, conveniently positioned off the dining area, provides a practical and efficient layout.

The first floor features a modern family bathroom and a comfortable double bedroom, while the second floor offers two further double rooms, perfect for additional bedrooms, a home office, or guest accommodation.

Externally, the property boasts a substantial garden with a large lawn and well-stocked beds, providing plenty of space to relax and enjoy the outdoors. Off-road parking is available at the front of the cottage for added convenience.

## Property Information

Freehold  
EPC Rating TB  
Council Tax Band TBC  
All Mains Services

Works carried out:  
Reroofed in 2024 with a 25 year guarantee  
Rewired & boiler replaced in 2016

## Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line.

Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

## Open Plan Sitting Dining Room



Fitted carpet, radiator, fire place with stone mantle, double glazed, staircase to first floor, window to front, UPVC door to front.

## Dining Area



Vinyl tile effect flooring, radiator, double glazed patio doors.

## Kitchen

Vinyl tile effect flooring, range of wall and base units, single drainer sink with mixer tap, range cooker with extractor hood, double glazed window, Velux window

## First Floor Landing



Fitted carpet, radiator, exposed stone wall, staircase to ground and second floor.

## Bedroom One



Fitted carpet, radiator, double glazed window to front.

## Bathroom



Wood laminate flooring, toilet, wash basin, bath with shower over, radiator, cupboard housing gas combination boiler, double glazed window to rear with textured glass.

## Second Floor Landing

Staircase to first floor

## Bedroom Two



Fitted carpet, radiator, double glazed window to front aspect

## Bedroom Three



Fitted carpet, radiator, fitted cupboards, double glazed window to rear.

## External



## Divorced Garden



Large divorced garden featuring large area of lawn, raised beds, ideal for growing vegetables and herbs etc, substantial shed.

## Parking



Parking to front of property.

## 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, an Onboarding Fee of £25.00 (inc. VAT) 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.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

## 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

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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



2 Myrtle Cottages, Ingleton

Area Map



Energy Efficiency Graph

