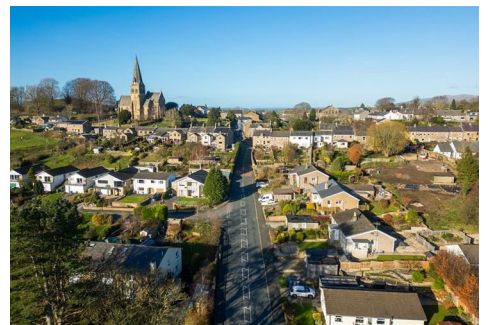




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Browside 3 Burton Hill, LA6 3LQ  
£170,000

Chain-free 3-bedroom semi-detached bungalow in Burton-in-Lonsdale, comprising a kitchen, sitting room, one double and one single bedroom. Features front and rear gardens, garage, and parking. In need of full refurbishment, offering excellent potential.

## Property Description

Welcome to 3 Burton Hill – a charming semi-detached bungalow set in the picturesque village of Burton in Lonsdale.

The property opens via a porch into a spacious sitting room. From here, an inner hallway provides access to the kitchen, the house bathroom, and two bedrooms, offering a practical and flowing layout ideal for everyday living.

The property is at a stage where it would benefit from a full refurbishment, providing someone with the opportunity to transform this home and unlock its huge potential.

Outside, the property enjoys a generous front garden along with valuable off-road parking and a garage. To the rear, a substantial garden offers ample space for relaxation, gardening, or outdoor entertaining.

3 Burton Hill presents an excellent opportunity to create a beautiful home in a peaceful and picturesque village setting.

## Property Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D  
Services: All mains  
Broadband: Available

## Burton In Lonsdale Location



Burton-in-Lonsdale is a vibrant village with a popular community-run grocery store and Post Office, alongside various clubs and societies. It boasts an excellent recreation ground featuring an outdoor gym, playground, sports pavilion, and

all-weather pitch. The village also has its own newsletter, a pub, and hosts regular community events.

Nearby Bentham and Kirkby Lonsdale offer GP surgeries, while excellent secondary education is accessible via a school bus to QES, Kirkby Lonsdale, and Settle College. Primary schools in Bentham and Leck are about a 10-minute drive away. Kirkby Lonsdale, a charming market town nearby, provides great shopping and dining options.

Bentham station on the Lancaster–Leeds line serves the area, with the A65 providing road access to Skipton and Kendal. Lancaster and the M6 motorway are within a 30-minute drive. The village offers stunning views of Ingleborough and easy access to the Yorkshire Dales National Park, as well as day trips to Morecambe Bay, the Lake District, and the Forest of Bowland.

## Ground Floor Accommodation

### Porch 4'1" x 5'4" (1.27m x 1.63m)

Tiled floor, internal timber and glazed door to sitting room, UPVC double glazed window and timber and glazed door to front aspect.

### Sitting Room 10'10" x 15'10" (3.32m x 4.83m)



Floor boards, radiator, electric fire with marble hearth and decorative stone surround, UPVC window to front aspect.

### **Kitchen 9'6" x 8'9" (2.92m x 2.67m)**



Vinyl tile effect flooring, range of country style wall and base units with marble effect worktops, single drainer sink with mixer tap, gas cooker point with extractor hood, plumbing for washing machine, UPVC double glazed window to front aspect, timber and glazed stable door to side aspect.

### **Hallway**

Fitted carpet, access to all rooms, loft access.

### **Bedroom One**



Fitted carpet, radiator, UPVC double glazed window to rear aspect with views over garden.

### **Bedroom Two**



Fitted carpet, radiator, cupboard, UPVC double glazed window to rear aspect with views over garden.

### **Bathroom**



Fitted carpet, radiator, toilet, wash basin, bath, cupboard housing boiler, UPVC double glazed window with textured glass to side.

### **External**

## Rear Garden



Enclosed rear garden, potential for lawn and beds.

## Front Garden

Tiered garden with patio area and established beds.

## Parking & Garage

1 off road parking space, large garage.

## 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 £25.00 (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.

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

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

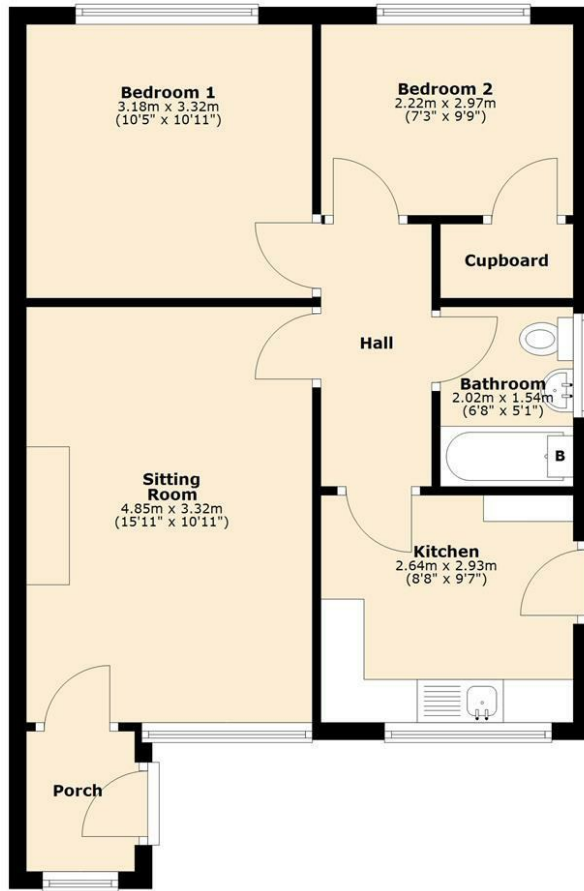
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## FLOOR PLANS

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

Floor Plan

**Ground Floor**  
Approx. 53.8 sq. metres (578.6 sq. feet)



Total area: approx. 53.8 sq. metres (578.6 sq. feet)  
**Browside, Burton In Lonsdale**

Area Map



Energy Efficiency Graph

