FISHER HOPPER
ESTATE AGENTS

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2 Highfield Cottages, LA6 3AZ

Offers In The Region Of £275,000

2 Highfield Cottages is an immaculately presented, spacious home with garden, garage and parking, ideally located in the heart of Ingleton within easy walking distance of local amenities. Offering well-balanced accommodation and views towards Kingsdale, the property presents an excellent opportunity to acquire a ready-to-move-into home in a highly convenient village setting.

2 Highfield Cottages

2 Highfield Cottages is an immaculately presented home offering well-proportioned and versatile accommodation, a garden with delightful views, garage and parking, all set within the heart of Ingleton and just a short walk from a range of shops and local amenities.

The accommodation briefly comprises an entrance hall, a well-appointed kitchen, and an open-plan dining and sitting room featuring a gas stove and a tilt-and-slide door opening out onto the patio and garden, creating an ideal space for both everyday living and entertaining. To the first floor, a landing provides access to three bedrooms and a family bathroom, along with access to an attic room and additional loft storage.

Externally, the property benefits from a large garage at lower ground level, along with a garden enjoying views towards Kingsdale.

A superb opportunity to acquire a spacious, move-in-ready home with parking and outdoor space in a highly convenient village setting.

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: C
Services: All mains
Broadband: Speeds available up to 1000mbps

Ground Floor

Entrance Hall

Fitted carpet, radiator, stairs to first floor, timber and glazed door to front.

Kitchen

Tile effect flooring, radiator, range of shaker style cream coloured wall and base units with complementary wood effect worktop, single drainer sink with mixer tape, cooker point with extractor hood, space for fridge / freezer, plumbing for washing machine and space for condensing tumble dryer, double glazed window to front aspect.

Open Plan Dining & Sitting Room

Sitting Room

Fitted carpet, radiator, gas stove with decorative wooden mantel piece, fitted shelving, storage cupboard, cat flap, double glazed window to rear, double glazed tilt and slide door to rear patio and garden.

Dining Room

Fitted carpet, radiator, under stairs cupboard.

First Floor

Landing

Fitted carpet, airing cupboard, loft access to loft room & storage, stairs to ground floor

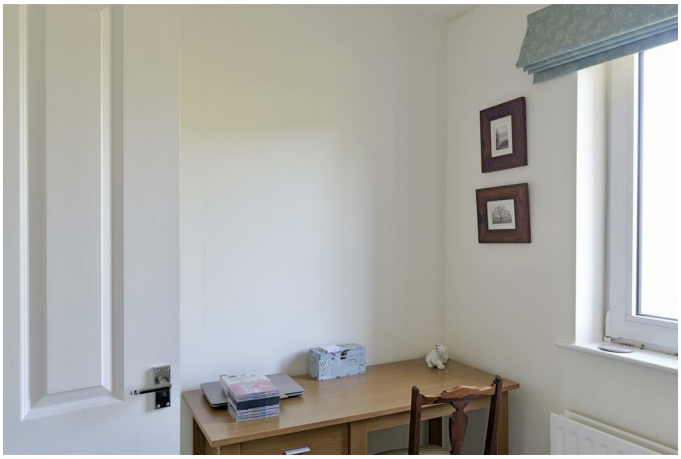
Bedroom One

Double front bedroom with fitted carpet, radiator, fitted cupboard, double glazed window to front aspect.

Bedroom Two

Double bedroom with fitted carpet, radiator, fitted cupboard, double glazed windows to side and rear aspect with views to Kingdale.

Bedroom Three



Single room with fitted carpet, radiator, double glazed windows rear aspect with views to Kingdale.

Bathroom

Wood effect flooring, heated towel rail, bath with shower over and glass shower screen, wash basin with vanity unit, toilet, double glazed window to front aspect with textured privacy glass.

Attic Room & Loft Storage

Fitted carpet, light, electric, Velux window, door to loft storage.

External

Front

Steps and path leading to enclosed patio area, ideal for sitting out or decorating with pot plants.

Rear

Manageable-sized, fenced and drystone wall–enclosed rear garden, featuring an Indian sandstone patio, raised borders with steps leading to the lawn, and a second patio seating area with views over Kingsdale.

Lower Ground

Garage
Spacious garage with concrete floor, up and over door, light and power, door to steps leading to back garden.

Parking
One parking space in front of 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
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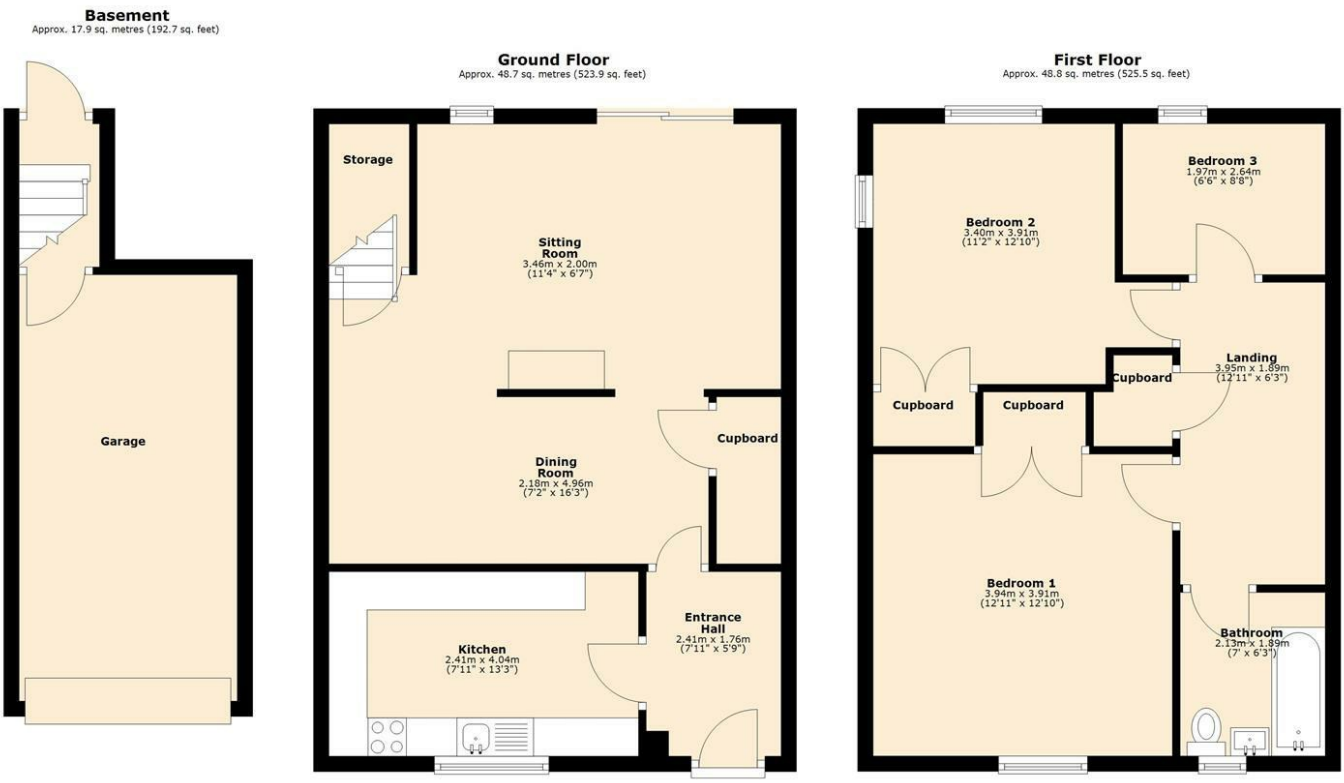
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

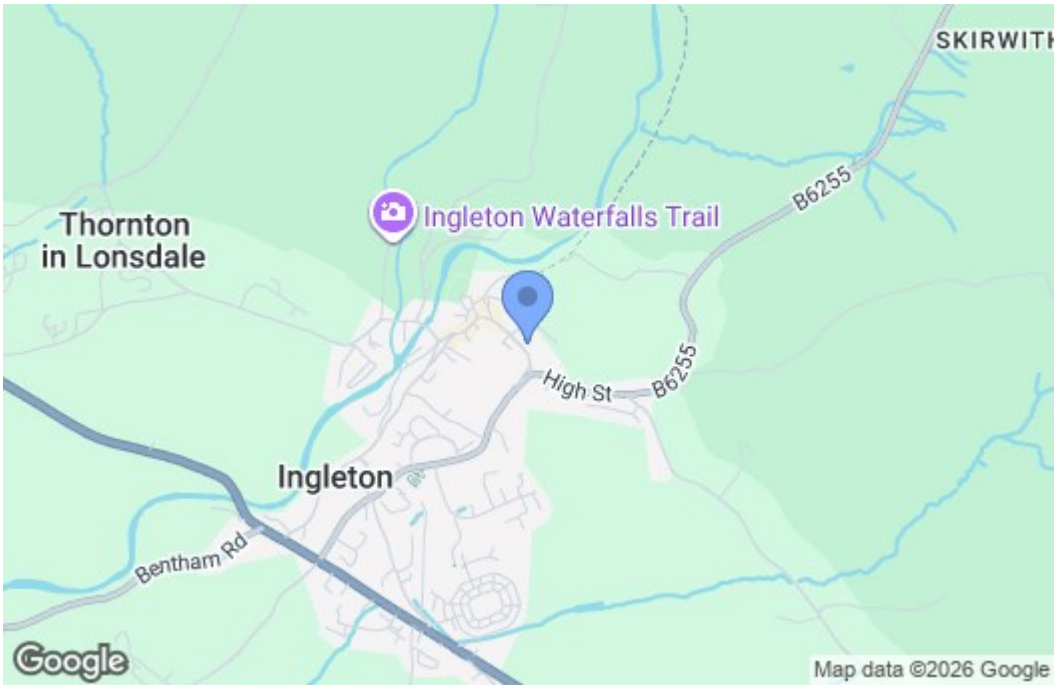
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

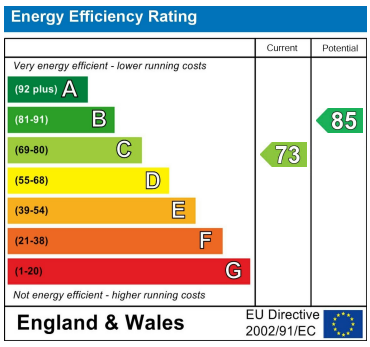


Total area: approx. 115.4 sq. metres (1242.1 sq. feet)
2 Highfield Cottages, Ingleton

Area Map



Energy Efficiency Graph



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