



**10 Greta Heath, LA6 3LH**  
**Offers Over £238,000**

3-bed detached bungalow with double garage in desirable Burton-in-Lonsdale. Elevated position with views over Greta Heath and countryside beyond. Full refurbishment required – a fantastic blank canvas to create your ideal home.



## 10 Greta Heath

A 3-bedroom detached bungalow in a desirable village location, offering fantastic potential for those looking to create their perfect home.

Occupying an elevated position with some lovely views over Greta Heath and the surrounding countryside, this property comes with the bonus of a double garage beneath. Inside, the accommodation is ready for a full refurbishment – a true blank canvas for buyers with vision, whether you're planning a contemporary redesign, a cosy traditional look, or something in between.

The plot is stepped, with limited outside space, but the advantage is low-maintenance living without endless garden upkeep – perfect for those who'd rather enjoy the nearby countryside than maintain it.

Situated in sought-after Burton-in-Lonsdale, the property is within easy reach of local amenities, scenic walks, and good road links to both the Yorkshire Dales and the Lake District.

A great opportunity to create a stylish, low-maintenance home in a picturesque and well-connected village.

### 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.

### Property Information

Freehold

Council Tax Band TBC

EPC Rating TBC

Oil Central Heating

Mains water & electric

Drainage: TBC

### Entrance Hall



Fitted carpet, radiator, airing cupboard, loft access, single glazed window and door with textured glass to side aspect.

### Sitting Dining Room



Fitted carpet, radiators, single glazed window to front, single glazed sliding door to balcony.

## Kitchen



Vinyl flooring, radiator, range of wall and base units, single drainer sink, single oven, hob, space for under counter fridge, serving hatch, single glazed window to side, timber and glazed door to side.

## Bedroom One



Fitted carpet, radiator, single glazed window to rear.

## Bedroom Two



Fitted carpet, radiator, single glazed window to rear.

## Bedroom Three



Fitted carpet, radiator, single glazed window to side.

## Bathroom



Fitted carpet, radiator, bath, wash basin, single glazed window with textured glass.

## WC

Fitted carpet, single glazed window with textured glass.

## Front Garden

Established beds, drive with parking for 3 cars.

## Rear Garden



Lawn, retaining wall, steep banked area.



### **Drive & Parking**

Driveway parking for 2-3 cars with the potential to create further parking, on street parking.

### **Double Garage**

Up and over door, concrete floor, oil boiler, light and power.

### **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**

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 and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

### **FISHER HOPPER**

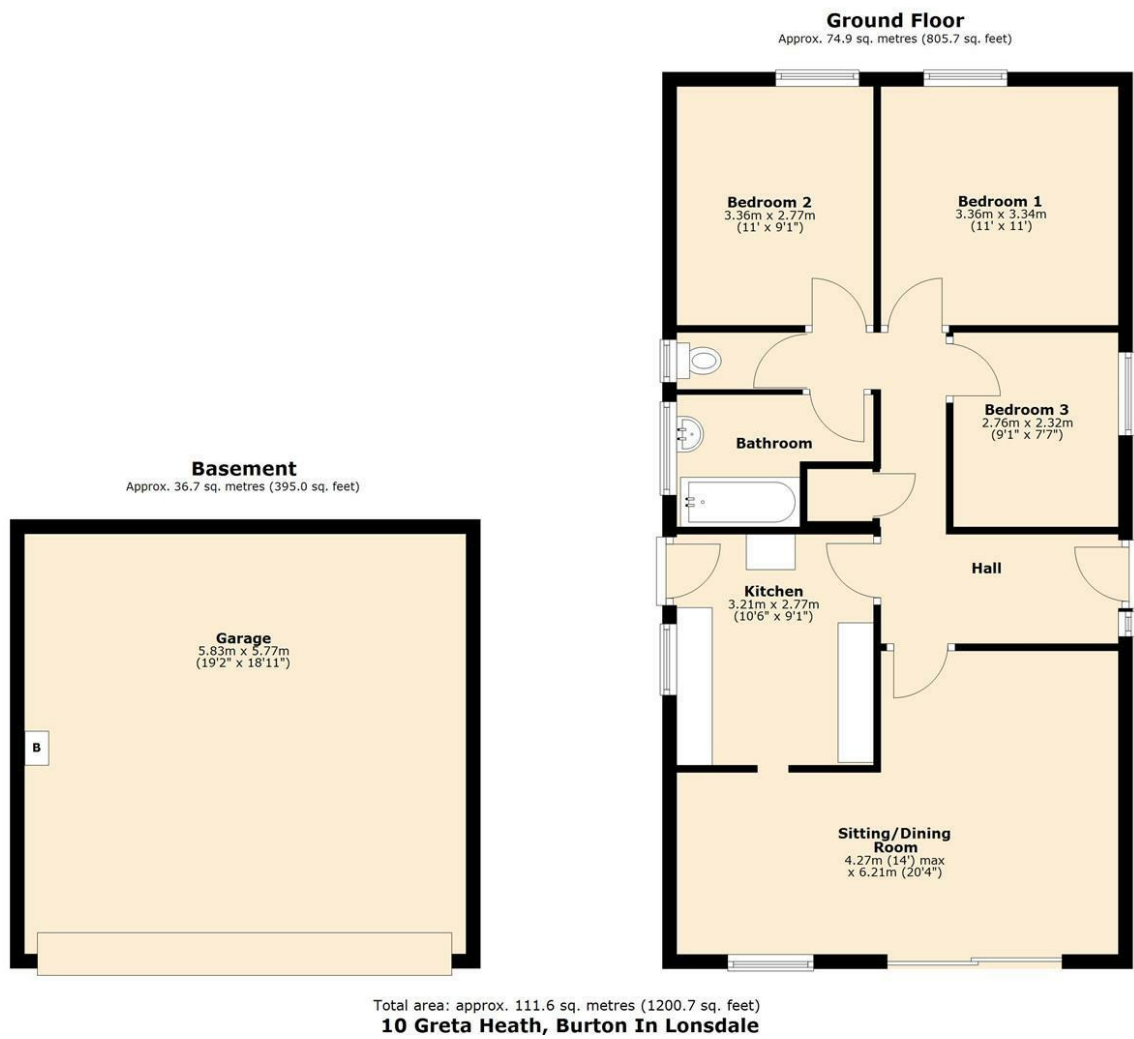
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

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

