



## **1 Lytham Terrace Laundry Lane, LA6 3DF** **Offers In The Region Of £215,000**

A great opportunity to buy an immaculately presented 2 bedroom terraced house in Ingleton - gateway to the spectacular Yorkshire Dales. Benefitting from a recent refurbishment and now established as a successful holiday let.



## Property Description



Welcome to 1 Lytham Terrace, a generously proportioned mid-terrace house located in the village of Ingleton. Enjoying a convenient location, this residence boasts easy access to a variety of amenities including shops, pubs, and essential services, all within a short walk.

The property is immaculately presented having had a recent refurbishment. The ground floor features two well-appointed reception rooms, currently utilised as dining and sitting areas, offering flexibility and space. Completing the ground floor is a sleek, contemporary kitchen and a convenient shower room. On the first floor, you'll discover two spacious double bedrooms, and a modern updated bathroom suite.

Externally, the property offers a charming front garden, adding to its curb appeal, while a private enclosed rear yard provides a secluded outdoor space for relaxation and entertaining.

Currently operating as a successful holiday let, 1 Lytham Terrace presents an investment opportunity. Alternatively, it serves as an ideal choice for those seeking first home.

## Property Information

Freehold  
Council Tax Band B  
EPC Rating D  
All mains services  
Broadband connection

## Ground Floor - Entrance Hall



Wood effect vinyl flooring, radiator, stairs to first floor, timber and glazed door to front.

## Dining Room 12'0" x 10'8" (3.68m x 3.27m)



Front reception room, currently used as a dining room come sitting room. Carpet tiles, radiator, feature decorative fireplace, timber framed double glazed window to front aspect.

## Sitting Room 11'8" x 15'3" (3.57m x 4.66m)



Wood effect vinyl flooring, radiator, fireplace with multi fuel stove and slate hearth, UPVC double glazed window to rear aspect.

## Kitchen



Wood effect vinyl flooring, radiator, range of wall and base units with integrated appliances; fridge and freezer, microwave and oven, dishwasher, washer / dryer, ceramic hob with extractor hood, 1.5 drainer sink, gas central heating boiler, UPVC double glazed window to side aspect.

### Rear Porch

Wood effect vinyl flooring, door to rear yard.

### Shower Room



Vinyl flooring, shower cubicle with electric shower, toilet, wash basin, extractor fan.

### First Floor - Landing

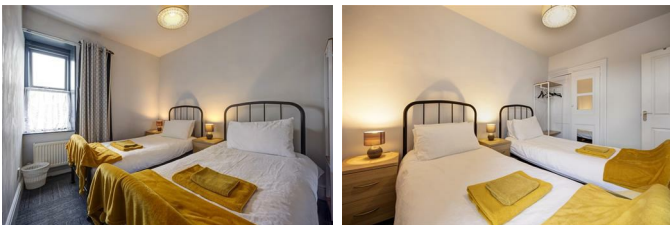
Fitted carpet, stairs to ground floor.

### Bedroom One 11'10" x 15'0" (3.62m x 4.59m)



Double bedroom with carpet tiles, radiator, cupboard, timber framed double glazed window to front aspect.

### Bedroom Two 11'10" x 8'8" (3.62m x 2.65m)



Twin or Double room with carpet tiles, radiator, cupboard, timber framed double glazed window to rear aspect.

### Bathroom



Tiled flooring, bath with shower over, toilet, wash basin, heated towel rail, timber framed window to rear aspect.

### Outside - Front

Walled front garden, concrete path, gravel area, established beds with mature plants.

### Outside - Rear



Enclosed rear yard with gravel seating area, outside tap, fenced boundary, gate providing access to rear providing access around side of neighbouring 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

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

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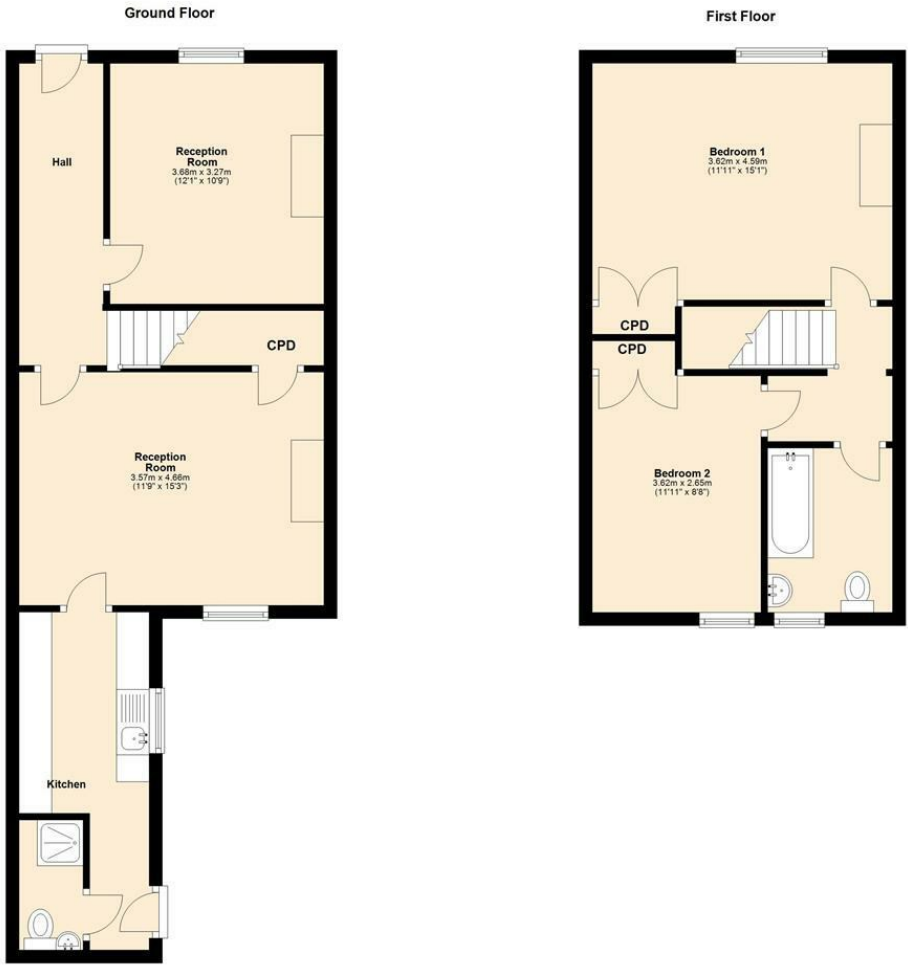
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

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



Floor Plan



Area Map



Energy Efficiency Graph

