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3 Lytham Terrace, Laundry Lane, LA6 3DF  
Offers In The Region Of £225,000

Newly renovated to a high standard, this spacious 2-bed mid-terrace cottage in popular Ingleton offers character and comfort, with easy access to the Yorkshire Dales and Lake District. Ideal as a first home, investment, or holiday retreat.

## Property Description

Welcome to 3 Lytham Terrace – a beautifully refurbished mid-terrace home in the popular village of Ingleton, on the edge of the Yorkshire Dales National Park. This spacious two-bedroom property has been thoughtfully upgraded throughout, featuring tasteful décor, quality fixtures, and a high standard of finish – making it the ideal turnkey home.

The ground floor offers a generous sitting room, a shaker style fitted kitchen and diner, and a useful utility room. Upstairs, there's a good-sized double bedroom, a comfortable single, and a stylish four-piece bathroom.

Outside, both the front and rear yards are enclosed, and there is on-road parking for one car.

An excellent first-time buy in a sought-after location.

## Property Information

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

## 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, along with caving, climbing and mountain biking options. 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 a flagship Co-op grocery store with petrol forecourt.

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.

## Ground Floor

## Sitting Room 15'0" x 10'10" (4.58 x 3.32)



Newly fitted carpet, radiator, wood burning stove with slate hearth and timber mantle shelf, large UPVC double glazed window and composite door to front aspect.

## Kitchen Diner 17'0" x 5'6" (5.19 x 1.70)



Newly fitted shaker style kitchen in dove grey with complementary solid wood worktops, featuring wood laminate flooring, radiator, a range of wall and base units, breakfast bar with feature pendent lights, single oven, hob with extractor fan above, single drainer sink, space for fridge freezer, UPVC double glazed window to rear aspect.

### Utility Room 15'0" x 13'1" (4.58 x 4)



Wood effect vinyl flooring, radiator, shaker style full size shelved unit in dove grey, complementary solid wood worktop, plumbing for washing machine and tumble dryer, recessed cupboard housing consumer unit, UPVC double glazed window to side, UPVC door to enclosed yard.

### First Floor

#### Landing

Newly fitted carpet, painted banister spindles with complementary oak hand rail and newel cap, access to loft.

### Bedroom 1 15'0" x 10'10" (4.58 x 3.32)



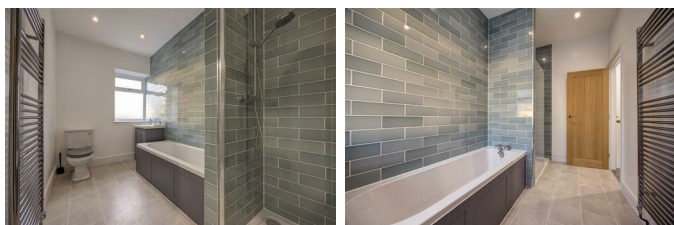
Large double room with newly fitted carpet, radiator, cupboard with potential to create clothes hanging space, arched UPVC double glazed window to front aspect.

### Bedroom 2 10'5" x 9'1" (3.18 x 2.78)



Newly fitted carpet, radiator, UPVC double glazed window to rear aspect.

### Bathroom 13'0" x 5'6" (3.98 x 1.70)



Tiled flooring, heated towel rail, wash basin with vanity unit underneath, toilet, shower cubicle with glass screen and additional drenched head, bath, extractor fan, UPVC double glazed window with textured privacy glass to rear aspect.

### External

#### Front



Enclosed yard with gate to front.

## Rear



New raised decking area, concrete, enclosed yard with gated access.

### 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.

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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



Total area: approx. 90.6 sq. metres (974.8 sq. feet)  
**3 Lytham Terrace, Ingletton**

## Area Map



## Energy Efficiency Graph

