



**Laundry Lane, LA6 3DF**  
**Offers In The Region Of £220,000**

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



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



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

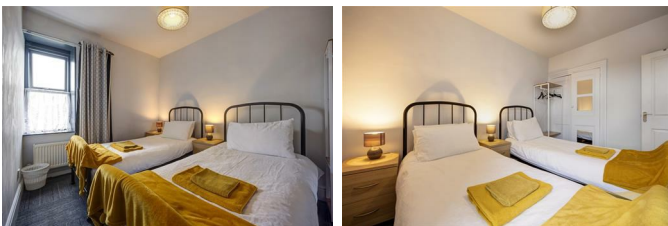
Fitted carpet, stairs to ground floor.

## Bedroom One



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

## Bedroom Two



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.

# Floor Plan



# Area Map



# Energy Efficiency Graph

