



### **3 Lytham Terrace Laundry Lane, Ingleton, LA6 3DF** **Price Guide £160,000**

3 Lytham Terrace is a charming 2 bed Victorian mid-terrace property, located a short walk from the centre of Ingleton village. The property boasts spacious accommodation with a light, airy feel, making it suitable for use as a first home, second home, or holiday investment property.

While the property retains many of its original features, it would benefit from modernization to unlock its full potential. Available with no chain.

### 3 Lytham Terrace



Located just a few minutes' walk from the centre of Ingleton, 3 Lytham Terrace is a delightful Victorian mid-terrace property, boasting spacious accommodation and a light airy feel, this property presents a perfect opportunity for enhancement and would make a good first home, second home or holiday investment property.

On the ground floor the accommodation consists of generously sized sitting room, leading to a separate dining room or additional reception room and a kitchen extension. On the first floor there is a double and a single bedroom, along with a bathroom. Both the front and rear of the property feature enclosed yards.

There is potential for reconfiguration on the first floor to create a larger second bedroom and contemporary shower room.

#### 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.

#### Property Information

Freehold property. Council Tax Band B. EPC F. Mains water and electricity. Electric heating.

#### Ground Floor

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



Fitted carpet, fireplace, wall mounted electric heater, double glazed bay window to front aspect, UPVC door to front, fireplace.

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



Fitted carpet, wall mounted electric heater, under stairs cupboard, single glazed bay window to rear aspect, fireplace.

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



Vinyl flooring, range of wall and base units, single oven, and hob, single drainer sink, double glazed window to rear aspect, double glazed window, and UPVC door to side providing access to enclosed yard.

### **First Floor**

#### **Landing**



Fitted carpet, staircase to ground floor, loft access.

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



Large double bedroom. Fitted carpet, double glazed window to front aspect, electric wall mounted heater, cupboard.

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



Fitted carpet, single glazed window to rear aspect, wall mounted electric heater.

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



Vinyl tile effect flooring, WC, bath with shower over, wash basin, electric wall mounted heater, airing cupboard, single glazed, window with textured glass.

### **Outside**

## Front



Enclosed front yard with established bed and concrete path.

## Rear



Enclosed South-facing sun trap yard, area of concrete, gate to 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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

## 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.

## FISHER HOPPER

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

## FLOOR PLANS

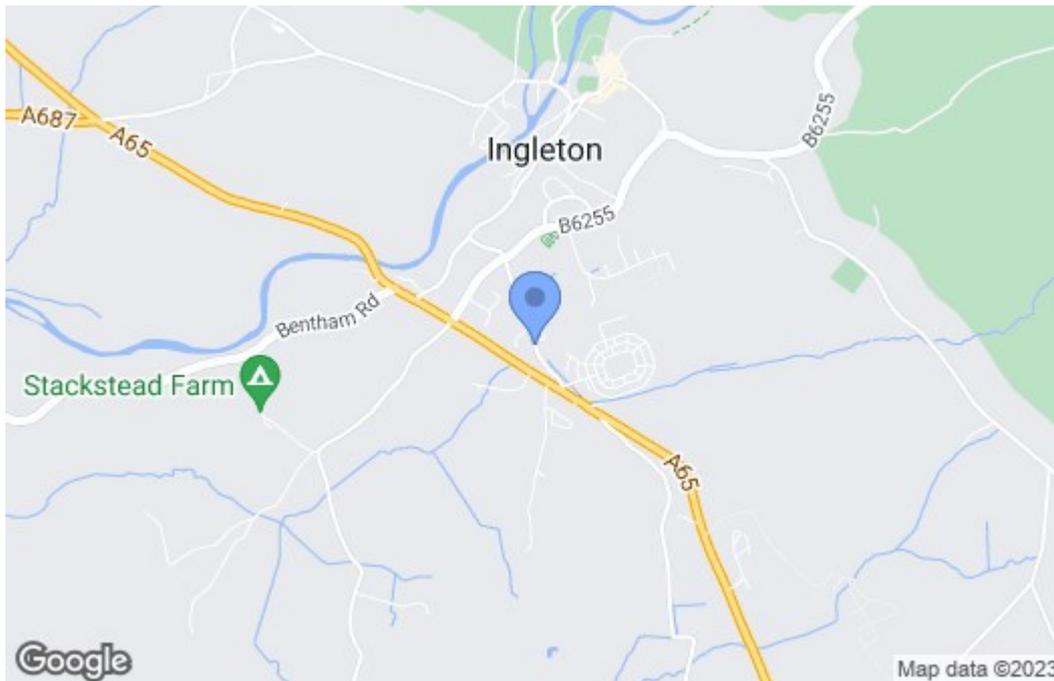
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan



Total area: approx. 87.7 sq. metres (944.2 sq. feet)  
3 Lytham Terrace, Ingleton

# Area Map



# Energy Efficiency Graph

