



## Rowan Tree Cottage New Road, LA6 3DL Offers In The Region Of £260,000

3 bed semi-detached house in Ingleton, which is a key destination for holiday makers and a great base for days out in the Yorkshire Dales, Lake District and Forest of Bowland.

The property is comprised of a sitting room, kitchen, dining room, 2 double and 1 single bedrooms, the main room benefiting from an ensuite. Externally, there is a private enclosed yard and parking to the front.

## Property Description

Welcome to Rowan Tree Cottage, a 3 bedroom semi detached property, in an ideal location.

The property comprises of a spacious sitting room, well appointed kitchen, dining room and downstairs cloakroom. On the first floor, you will find 2 double bedrooms and a single, the main room having an ensuite, and the main bathroom.

Move-in ready, making an ideal family home or buy-to-let investment.

## Property Information

Freehold  
Council Tax Band C  
EPC Rating C  
All mains services  
Gas central heating

## Ingleton Location

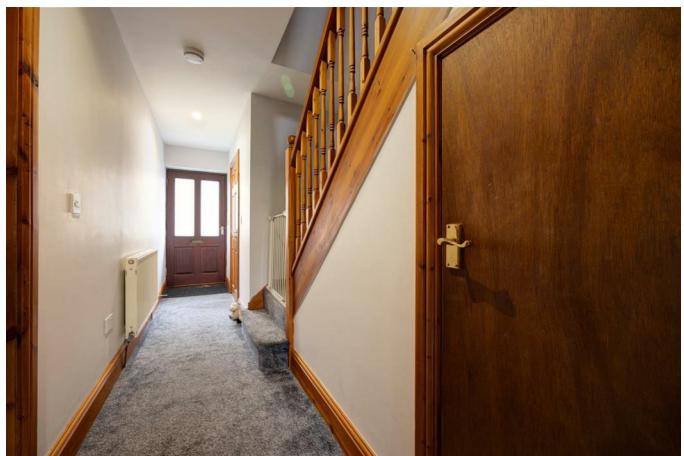
Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

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 an ASDA grocery store with petrol forecourt on the A65.

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

## Entrance Hall



Fitted carpet, radiator, staircase providing access to first floor, double glazed door with textured glass to front aspect.

## Sitting Room



Fitted carpet, radiator, decorative fireplace, fitted shelves, double glazed window to front aspect,

## Dining Room



Fitted carpet, double glazed sliding doors providing access to garden.

## Kitchen



Wood laminate flooring, range of wall and base units, single drainer sink, space for fridge freezer, washing machine and dishwasher, integrated oven, hob with extractor hood over, boiler, double glazed window to front aspect.

## Cloakroom

Fitted carpet, radiator, wash basin, toilet, double glazed window to front aspect.

## First Floor

### Landing



Fitted carpet,

## Bedroom One



Spacious double room with fitted carpet, radiator, double glazed window to rear aspect.

## Ensuite



Wood laminate flooring, radiator, wash basin, toilet, shower cubicle, double glazed window with textured glass to rear aspect.

## Bedroom Two



Double bedroom, fitted carpet, radiator, double glazed window to rear aspect.

## **Bedroom Three**

Single bedroom, fitted carpet, radiator, double glazed window to front aspect.

## **Bathroom**



Wood laminate flooring, wash basin, toilet, bath with shower over, extraction, double glazed window with textured glass to rear aspect.

## **External**

### **Rear**



Enclosed rear yard with stone flagged patio, lawn bordered by established beds.

### **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.

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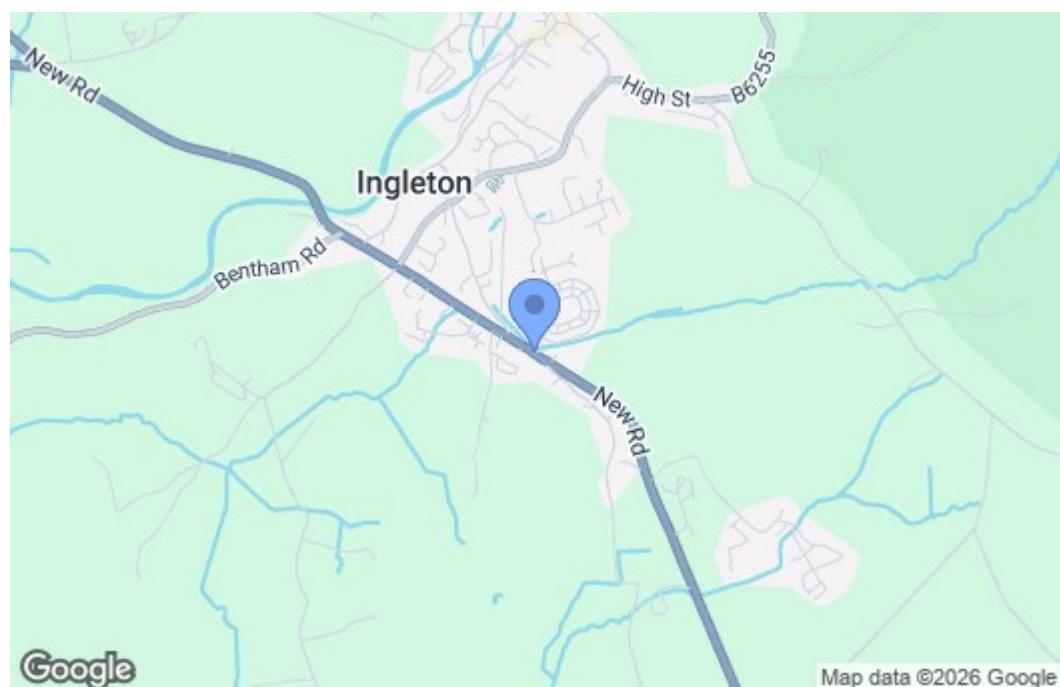
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### **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

