



Storrs Lea High Street, Ingleton, LA6 3AH

Price Guide £295,000

With stunning views to the west, this is a well-presented 2 bedroom detached bungalow on the edge of Ingleton, benefitting from a good-sized garden, off-road parking and tasteful décor: now available with no chain. Ideal for couples and retirement, Storrs Lea is also a perfect second home on the western edge of the Yorkshire Dales. The fabulous outlook to Bowland and the Lune Valley can be enjoyed from the comfortable living room and double bedroom one, as well as from an external seating area: the sunsets from this vantage point are very special. Local amenities are within easy reach, and as well as the Dales, the Lake District is easily accessible for great day trips. Viewing is highly recommended.

Storrs Lea



With good level access from the parking area, the accommodation briefly comprises: contemporary style kitchen with breakfast bar; central hall with access to external seating area and gardens; spacious living room with log burning stove and superb views; double bedroom one with views; modern house bathroom and bedroom two: a smaller double or ideal home study.

Outside there is off-road parking for at least 2 vehicles on the parking forecourt, with a drive to the side leading down to a detached garage. The generous gardens are ideal for gardening enthusiasts and entertaining outside, comprising: seating area with views; established beds with mature shrubs; large lawn; raised decking and timber shed.

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. 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. 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.

Property Information

Freehold property. Council Tax Band D. All mains services with gas central heating - boiler located in loft.

Accommodation

Kitchen 12'9" x 12'4" (3.88m x 3.76m)



Contemporary style kitchen with UPVC double glazed external door and window to the side aspect and UPVC double glazed window to the rear aspect. Range of wall and base mounted units with breakfast bar. Sink with drainer. Integral cooker with extractor hood over. Washing machine, dishwasher and wine cooler. Space for fridge freezer. Built-in storage cupboard. Tiled flooring. Radiator. Access to hall.

Hall



Central hallway with timber framed single glazed external door to the front aspect. Access to part-boarded loft with pull-down ladder. Carpet. Radiator. Access to all accommodation.

Living Room 16'8" x 13'10" (5.07m x 4.22m)



Spacious living with with UPVC double glazed box bay window to the front aspect and superb views. Further UPVC double glazed window to the rear aspect. Feature fireplace housing log burning stove. Carpet. Radiator.

Bedroom 1 14'1" x 12'0" (4.28m x 3.66m)



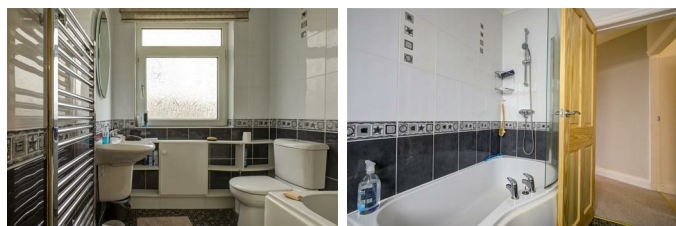
Generous double bedroom with UPVC double glazed box bay window to the front aspect and views. Carpet. Radiator.

Bedroom 2 8'11" x 11'7" (2.72m x 3.52m)



Smaller double or ideal study with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bathroom 6'1" x 7'10" (1.85m x 2.39m)



Modern house bathroom with UPVC double glazed window to the side aspect. Suite comprising, P-shaped bath with shower over, wash hand basin and WC. Vinyl flooring. Heated towel rail.

Outside



Storrs Lea is situated on the edge of Ingleton with an elevated view south and west.

Parking



Parking forecourt suitable for at least 2 vehicles. Drive to side of property, to detached garage (20' 4" x 8' 32 / 6.2m x 2.51m) with up and over door, light and power. External tap.

Gardens



Generous gardens with seating area to front aspect and views, established beds with mature shrubs, large lawn, raised patio decking and timber shed.

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

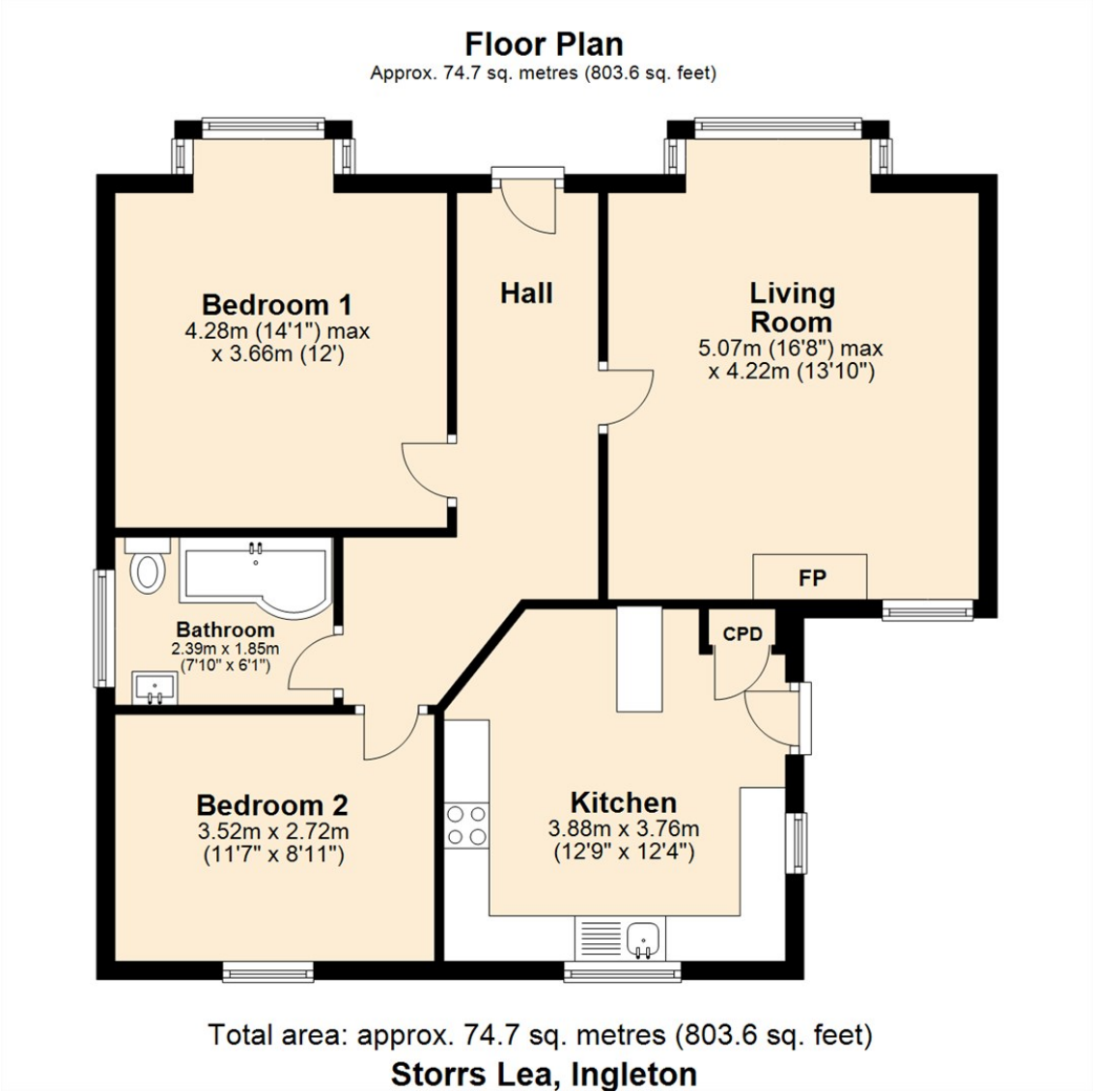
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FLOOR PLANS

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

