



9 Burnmoor View

Ingleton, LA6 3BL

Price Guide £190,000



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With generous gardens to the front and rear, 9 Burnmoor View provides spacious family accommodation in this sought after village. Great value for first time buyers and families, the property is well-located for all the amenities available in Ingleton and is very close to Ingleton Primary School. Within the catchment for excellent secondary schooling at both QES, Kirkby Lonsdale and Settle College, viewing is highly recommended for buyers seeking a home in the village. Properties in this budget range are currently rare to market.

In brief, the ground floor accommodation comprises: hall; good-sized living room; family kitchen/diner and useful outhouse with potential for conversion, subject to the necessary planning consents.

On the first floor, the landing provides access to 2 large double bedrooms, a good-sized single and the house bathroom.

Outside, there is a good-sized and low maintenance front garden. A ginnel provides access to the generous rear garden comprising, patio seating area, lawn 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.

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 A. All mains services

with gas central heating. NB: Bedrooms 1 and 2 fly over the ginnel shared with next door.

Ground Floor

Hall

Entrance hall with UPVC double glazed external door to the front aspect. Carpet. Stairs rising to first floor. Access to:

Living Room

12'3" x 15'6" (3.73m x 4.73m)

Good-sized living room with UPVC double glazed window to the front aspect. Carpet. Radiator. Access to:

Kitchen/Diner

10'3" x 18'8" (3.13m x 5.68m)

Family kitchen/diner with UPVC double glazed window to the rear aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Space for fridge freezer. Space for cooker. Plumbing for washing machine. Space for family dining table. Large under stair storage cupboard. Vinyl flooring. Radiator. Access to outhouse and pantry:

Pantry

4'10" x 2'5" (1.47m x 0.74m)

Pantry with shelving. Gas central heating boiler.

Outhouse

10'3" x 5'11" (3.12m x 1.81m)

Useful storage or utility space with UPVC double glazed external door and window to the rear aspect. Light, water and power. Carpet. Potential for conversion to ground floor shower room, subject to necessary planning consents.

First Floor

Landing

Landing providing access to the 3 bedrooms and house bathroom. Carpet. Glazed loft access hatch.

Bedroom 1

12'4" x 12'6" (3.75m x 3.82m)

Generous double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

Bedroom 2

10'2" x 15'0" (3.11m x 4.56m)

Another good-sized double bedroom with UPVC double glazed window to the rear aspect. Exposed floorboards. Radiator.

Bedroom 3

8'0" x 10'1" (2.43m x 3.07m)

Ideal single, bunk or nursery bedroom with UPVC double glazed window to the front aspect. Wardrobe. Carpet. Radiator.

Bathroom

7'3" x 7'8" (2.22m x 2.33m)

House bathroom with 2 UPVC double glazed windows to the rear aspect. Bath, wash hand basin and WC. Cupboard. Extractor. Vinyl flooring. Radiator.

Outside

Good-sized front garden with mature conifers to perimeter. Established shrubs. Shared ginnel to rear. Generous rear garden with patio seating area, lawn 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.



Road Map



Hybrid Map



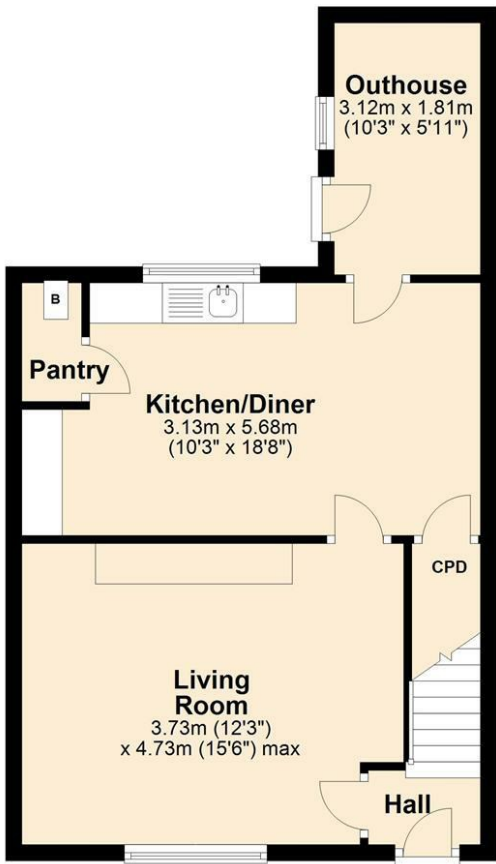
Terrain Map



Floor Plan

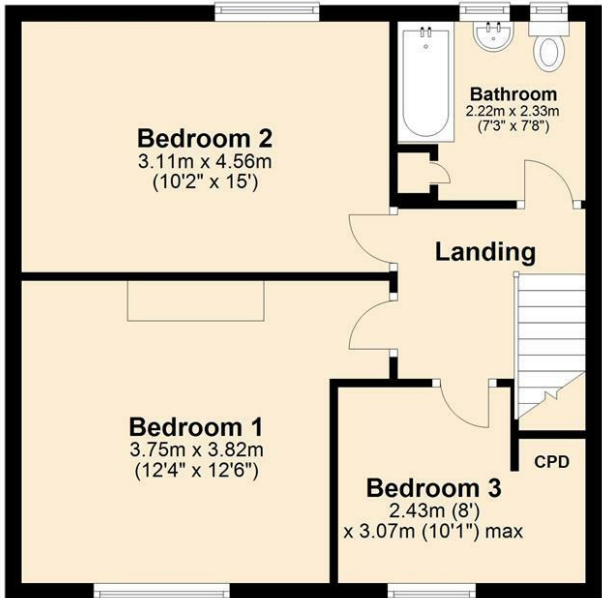
Ground Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



Total area: approx. 94.0 sq. metres (1011.9 sq. feet)
9 Burnmoor View, Ingleton

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

