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Ingleboro View 6 Duke Street, Burton In Lonsdale, LA6 3LG
Asking Price £345,000

A charming double-fronted character cottage set in the heart of the sought-after village of Burton in Lonsdale. Offering spacious and versatile accommodation across three floors, the property features four bedrooms, two reception rooms, a generous enclosed rear garden and an abundance of original character, making it an ideal home for families or those seeking village living.

Ingleboro View

Enjoying a pleasant position within the sought-after village of Burton in Lonsdale, Ingleboro View is a charming double-fronted mid-terrace home offering well-proportioned accommodation, character features and a generous enclosed garden.

The property extends over three floors and provides versatile family accommodation comprising two reception rooms to the front elevation, both enjoying a wealth of character with exposed beams and ceiling joists. To the rear, a galley-style kitchen opens into a single-storey extension currently utilised as a dining room, creating a sociable space well suited to modern family life. A useful utility room and cloakroom complete the ground floor accommodation.

To the first floor are three double bedrooms, one single bedroom and a family bathroom. Prospective purchasers should note that bedroom 4 has restricted head height in places.

Externally, the property benefits from a generous enclosed rear garden which is particularly impressive for a property of this type. Predominantly laid to lawn, the garden is enhanced by a variety of established plants and shrubs, providing an attractive and private outdoor space for both families and keen gardeners alike. Parking is available on the quiet street immediately outside the property.

A characterful village home offering excellent potential for families, first-time buyers and those seeking an active rural lifestyle within a welcoming community.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Services: All mains including gas central heating

Broadband: Speeds available up to 1000mbps

Burton In Lonsdale Location

Burton-in-Lonsdale is a vibrant village with a popular community-run grocery store and Post Office, alongside various clubs and societies. It boasts an excellent recreation ground featuring an outdoor gym, playground, sports pavilion, and all-weather pitch. The village also has its own newsletter, a pub, and hosts regular community

events.

Nearby Bentham and Kirkby Lonsdale offer GP surgeries, while excellent secondary education is accessible via a school bus to QES, Kirkby Lonsdale, and Settle College. Primary schools in Bentham and Leck are about a 10-minute drive away. Kirkby Lonsdale, a charming market town nearby, provides great shopping and dining options.

Bentham station on the Lancaster-Leeds line serves the area, with the A65 providing road access to Skipton and Kendal. Lancaster and the M6 motorway are within a 30-minute drive. The village offers stunning views of Ingleborough and easy access to the Yorkshire Dales National Park, as well as day trips to Morecambe Bay, the Lake District, and the Forest of Bowland.

Ground Floor

Hallway

Wood laminate flooring, staircase to first floor, hanging space under stairs, single glazed window.

Sitting Room



Wood laminate flooring, radiator, decorative cast iron and tiled fireplace with wooden mantel piece, exposed beams and joists, UPVC double glazed window and door to front aspect.

Reception Room



Wood laminate flooring, radiator, exposed beams, UPVC double glazed window with window seat to front aspect.

Dining Room



Wood laminate flooring, radiator, Velux window, double glazed feature window with views to garden, timber and double glazed stable door.

Kitchen



Wood laminate flooring, range of green shaker style base units with cream coloured wall units and complementary wood effect worktops, enamel 1.5 drainer sink, gas hob and grill with double electric oven, space for fridge / freezer.

Utility Room



Vinyl flooring, single drainer sink, toilet, plumbing for washing machine and tumble dryer, extractor fan, Velux window.

First Floor

Landing

Wood laminate flooring, exposed beams, staircase to ground floor.

Bedroom One



Wood laminate flooring, radiator, UPVC double glazed window to front aspect with window seat.

Bedroom Two



Wood laminate flooring, radiator, UPVC double glazed window to front aspect with window seat.

Bedroom Three



Fitted carpet, radiator, UPVC double glazed window.

Bedroom Four



Wood laminate flooring, radiator, boiler, exposed beam, Velux window.

Second Floor

Bathroom



Wood laminate flooring, radiator, wash basin with vanity unit underneath, toilet, bath with shower over and glass shower screen, Velux window.

External

Rear Garden



Generous rear garden with large area of lawn, gravelled patio areas, established beds.

Parking

On street parking on Duke Street.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all

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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

