FISHER HOPPER
ESTATE AGENTS

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2 Norcot Rise, LA6 3BE

Offers In The Region Of £212,000

A spacious and well presented 2 bed stone built character cottage in desirable village location with charming garden to rear.

Property Description

Welcome to 2 Norcot Rise, a charming character 2 bed cottage in the village of Ingleton, benefitting from a generous back garden and stone built outbuilding.

The accommodation consists of spacious sitting room with character features including multi fuel stove and stone fireplace, a well appointed fitted kitchen with dining area and newly installed stable door to back garden. On the first floor are two generous bedrooms and a modern bathroom.

Externally there is a wonderful back garden laid to lawn with established wild flower beds, and a useful stone built outbuilding offering storage for outdoor kit or a work from home office.

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.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Services: All mains
Broadband: Speeds available up to 38 mbps

Ground Floor

Sitting Room 12'2" x 11'6" (3.71m x 3.53m)

Spacious sitting room, featuring: Fitted carpet, radiator, multi fuel stove with stone fire surround, cupboard under stairs, stairs to first floor, double glazed window to front aspect, upvc door to front.

Kitchen/Diner

Kitchen Area 9'8" x 11'6" (2.96m x 3.53m)

Tiled floor, range of wall and base units, integrated dishwasher, fridge, freezer, single oven, ceramic hob with extractor hood, 1.5 drainer sink, cupboard housing gas combination boiler, double glazed window to rear aspect.

Dining Area

Tiled floor, feature radiator, wall lights, UPVC stable door with textured glass to rear aspect.

First Floor

Landing
Fitted carpet, radiator, stairs to ground floor.

Bedroom One 12'2" x 11'6" (3.71m x 3.53m)

Fitted carpet, radiator, bulkhead storage cupboard housing consumer unit with clothes rail, two double glazed windows to front aspect, loft access to part boarded loft with drop down ladder.

Bedroom Two 9'8" x 6'4" (2.96m x 1.95m)

Fitted carpet, radiator, double glazed tilt and twist window to rear aspect.

Bathroom 6'2" x 4'10" (1.88m x 1.48m)

Modern 3 piece bathroom suite, featuring: Tiled flooring, bath with shower over, we, wash basin, radiator, double glazed window

Back Garden

Charming cottage garden with area of lawn, established beds with mature wild flowers and seating area.

Outbuilding
Stone built building with slate roof, concrete floor, shelving, hardwood window & door.

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.

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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 successful introductions.

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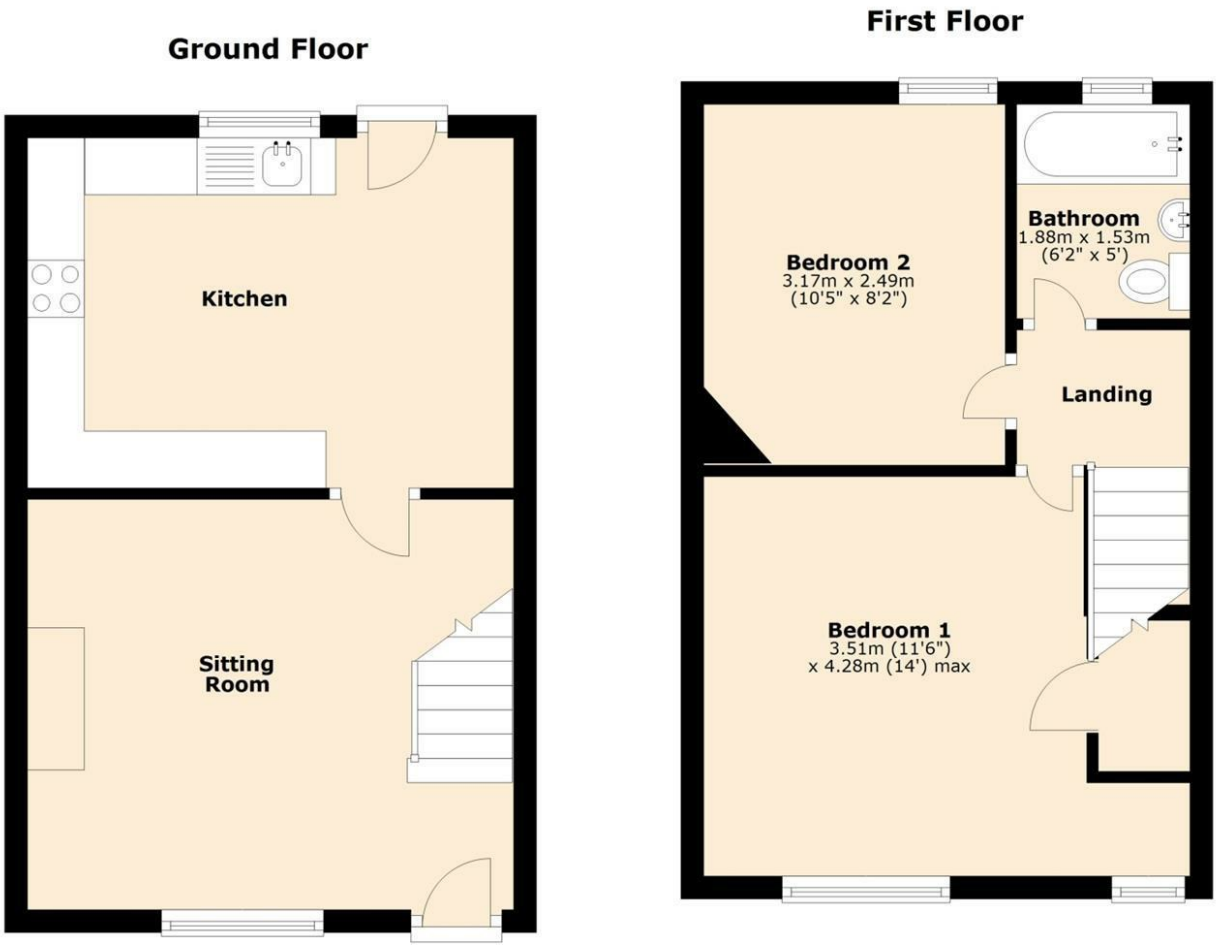
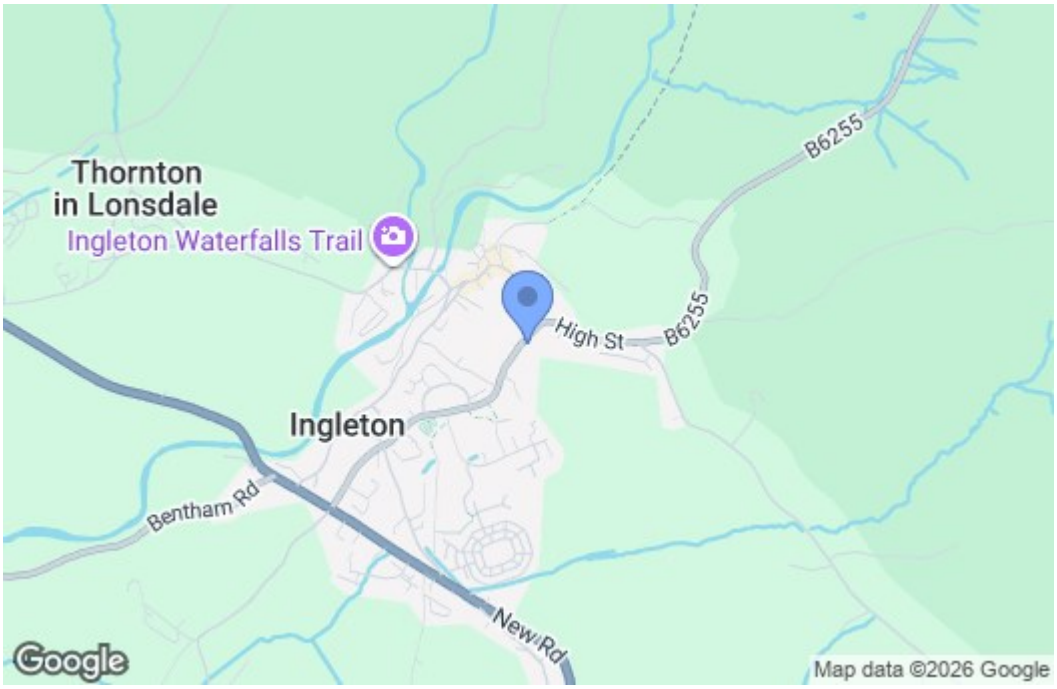
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

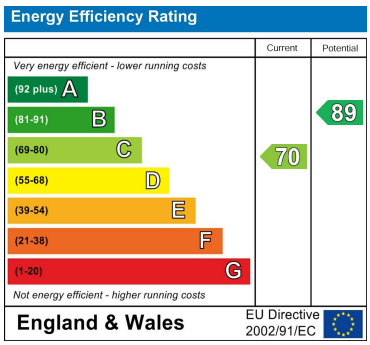


2 Norcot Rise, Ingleton

Area Map



Energy Efficiency Graph



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