



## **The Haven 4 Post Office Row, Westhouse, LA6 3NG Offers In The Region Of £230,000**

A charming 2-bedroom mid-terrace cottage located between Ingleton and Kirkby Lonsdale. It offers a generous garden, parking, and stunning countryside views. Inside, you'll find a cosy sitting room, a modern kitchen, two spacious bedrooms, and a shower room. The rear garden is ideal for outdoor relaxation, and there's also an outbuilding for storage.

## The Haven

Welcome to The Haven, a delightful 2-bedroom mid-terrace cottage nestled between Ingleton and Kirkby Lonsdale. This charming property boasts a generous garden, parking for 2 cars, and breathtaking views over open countryside, with the stunning Bowland fells as the backdrop.

The accommodation features a cosy sitting room and a modern, well-appointed kitchen. Upstairs, you'll find two good-sized bedrooms and a contemporary shower room. At the rear of the property, a superb garden offers the perfect spot to relax and enjoy the picturesque views. Additionally, there's parking available and an outbuilding for convenient storage.

## Location

Westhouse is located between Ingleton and Kirkby Lonsdale - both providing a good range of shops, bars, pubs and restaurants. Ingleton is famous for its waterfalls walk and as a starting point for ascents of Ingleborough.

Kirkby Lonsdale has a good selection of restaurants, a Booths supermarket and is well known for Devil's Bridge and Ruskin's View. The location is ideal for days out in the Yorkshire Dales with great opportunities for hiking, cycling and caving. The Forest of Bowland Area of Outstanding Natural Beauty, Lake District and Morecambe Bay can also be easily reached.

The A65 provides excellent connections to the M6, Kendal, Settle and Skipton. Trains can be caught at Clapham Station on the Leeds/Lancaster line and the Settle/Carlisle line can be boarded at Settle for spectacular trips through the Yorkshire Dales via Ribbleshead Viaduct.

## Property Information

Freehold  
Council Tax Band B  
EPC Rating TBC  
Electric heating

## Ground Floor

## Sitting Room



Tiled entrance, fitted carpet, radiator, staircase to first floor with understairs cupboard, double glazed window and door to rear aspect.

## Kitchen



Tiled floor, range of wall and base units, Bosch single oven with ceramic hob and pull out extractor hood, slim line Bosch dishwasher, space for fridge / freezer, cupboard housing electric boiler, double glazed window to front aspect.

## First Floor

### Landing

Fitted carpet, staircase to ground floor, loft access.

### Bedroom One



Fitted carpet, radiator, double glazed window to rear with countryside views.

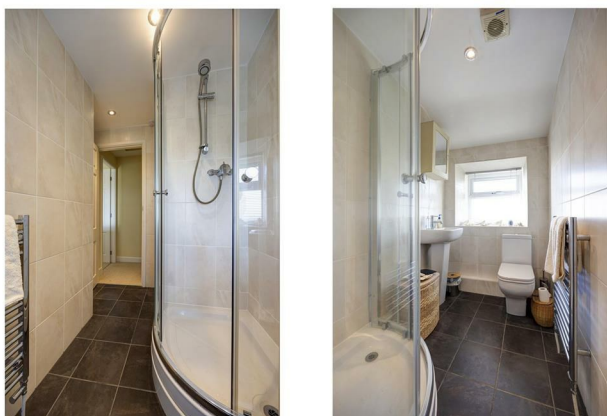
### Bedroom Two



Fitted carpet, radiator, fitted cupboard,

exposed beams, vaulted ceiling, double glazed window to front aspect.

### Shower Room



Tiled floor, heated towel rail, toilet, wash basin, shower cubicle with mixer shower, extractor fan, double glazed window with textured glass.

### Garden



Enclosed front garden with good sized lawn, path leading to entrance, small patio that offers a seating area, perfect for enjoying the stunning views. Detached outbuilding.

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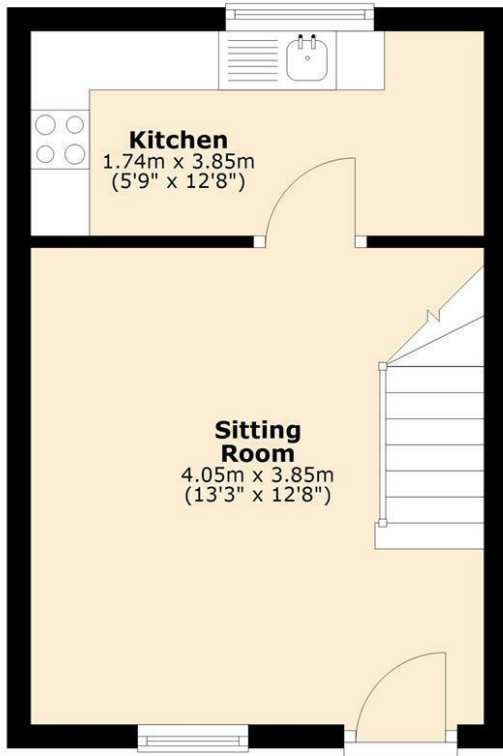
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### FLOOR PLANS

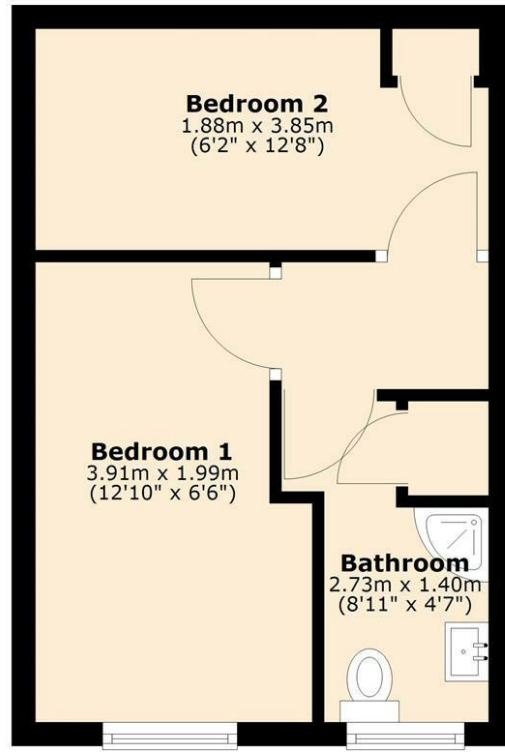
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan

## Ground Floor

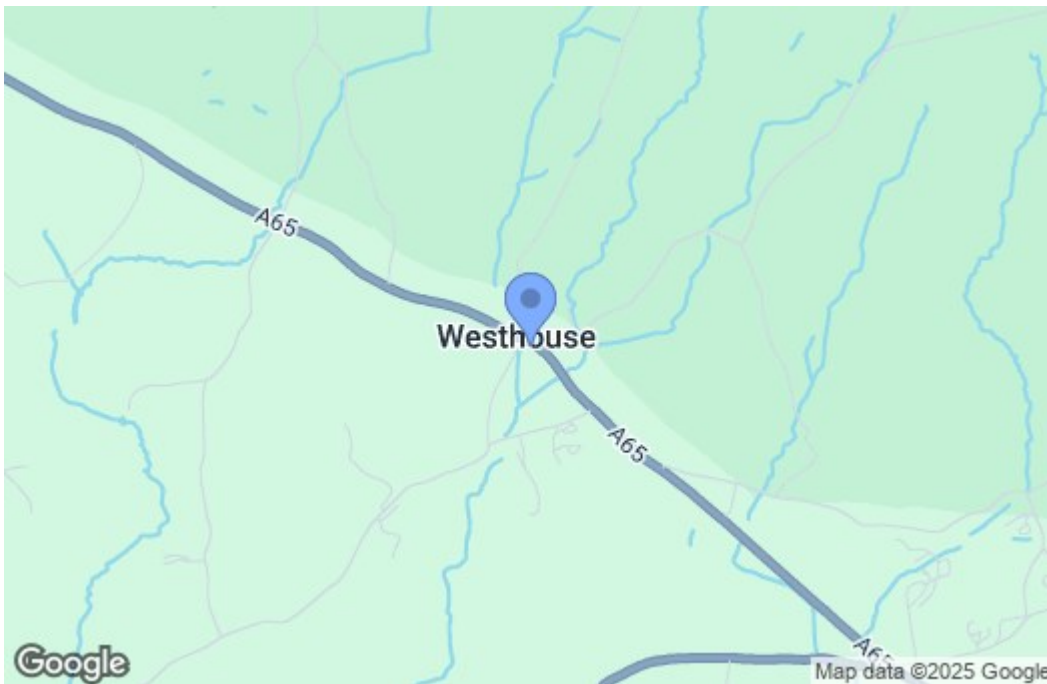


## First Floor



## The Haven

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

