



## **Kinsdale Cross Haw Lane, Clapham, LA2 8DZ** **Offers In The Region Of £435,000**

Welcome to Kinsdale, a well-presented and spacious two-bedroom detached bungalow situated on a generous plot in the charming and popular Dales village of Clapham.

The property enjoys picturesque countryside views from the rear and includes an entrance porch leading to a hall that provides access to a sitting room, a spacious open-plan kitchen and dining room, a conservatory, two double bedrooms with fitted furniture, and a bathroom.

Externally, Kinsdale features a detached single garage, established gardens at the front and rear, and ample off-road parking for three to four cars.



## Property Description

Welcome to Kinsdale a well presented and spacious 2 bed detached bungalow sat on a generous plot within the charming and ever popular Dales village of Clapham, enjoying views from the rear to open countryside. The accommodation consists of entrance porch leading through to the entrance hall, which provides access to all rooms, including, sitting room, a spacious open plan kitchen dining room, a conservatory, two double bedrooms both with fitted furniture, and a bathroom. Externally there is a detached single garage, established gardens to the front and rear, with ample off road parking for 3 to 4 cars.

Combining comfortable living with the charm of Clapham village, Kinsdale is an ideal home for those seeking tranquility and beauty in the Yorkshire Dales.

## Location

Kinsdale is located within the heart of Clapham - a very popular village with tourists and locals alike. Famous for its incredibly scenic walk to Ingleborough Cave and beyond, as well as its picturesque properties and community spirit - freehold properties are rarely available. A base for popular ascents of Ingleborough, the location is ideal for hikers, cyclists and cavers. The village has a community run village shop offering the majority of day-to-day needs. It also has a cosy village pub offering great food and local ales. Clapham has its own train station on the Leeds/Lancaster line and buses can be caught from the center of the village, running between Settle and Kirkby Lonsdale.

## Property Information

Freehold  
Council Tax Band E  
EPC Rating C  
Solar with Air Source Heating  
Mains water & drainage  
Mains electric  
B4RN - Full fibre internet connection

## Entrance Porch

Tiled floor, timber and glazed internal door and window to hallway, double glazed hardwood door and windows to front.

## Entrance Hall



Fitted carpet, radiator, airing and store cupboards, timber and glazed internal door and window to porch, doors to all rooms.

## Sitting Room



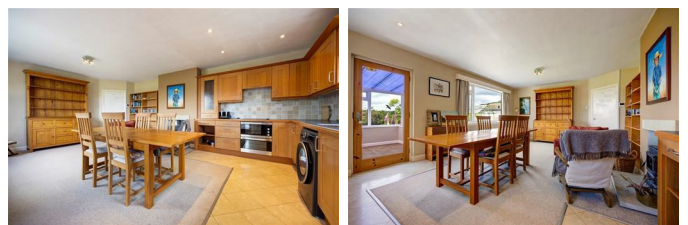
Fitted carpet, radiator, open fire with stone fire surround and hearth, double glazed windows to front and side aspects.

## Kitchen Area



Tile effect flooring, range of Oak wall and base units with complimentary worktops, integrated AEG dish washer, fridge, double oven and hob with extractor hood, 1.5 stainless steel drainer sink, double glazed window to side aspect, door to conservatory.

## Dining Area



Fitted carpet radiator, fireplace with stone mantel and hearth with multi fuel stove, wall mounted heating controls, B4RN connection, double glazed windows to rear aspect, door to hallway.

## Conservatory



Tiled floor, polycarbonate roof, UPVC windows and door to back.

## Bedroom One



Fitted carpet, radiator, fitted bedroom furniture including wardrobes and dressing table, double glazed window to front aspect.

## Bedroom Two



Fitted carpet, radiator, fitted bedroom furniture including wardrobes, drawers and bedside cabinets, double glazed window to rear aspect.

## Bathroom



Tile effect flooring, bath with shower over, wash basin, toilet, radiator, airing cupboard, loft access, wall mounted heater, double glazed window with textured glass to side aspect.

## External

## Front



Gated drive with tarmac drive providing parking for 4 cars, lawn, pond, established beds with mature plants and trees, wall and fence boundaries.

## Back



Low maintenance paved garden with feature established beds, greenhouse, air source pump, dry stone boundary wall to rear with views to open countryside.

## Detached Garage

Single garage with concrete floor, up and over door, light and power, UPVC window, side door to back garden.

## 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 Naphthens Solicitors of £100.00 + VAT for all successful introductions.

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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



Total area: approx. 105.8 sq. metres (1139.3 sq. feet)  
**Kinsdale, Clapham**

Area Map



Energy Efficiency Graph

