



Wood View, Duke Street, Burton In Lonsdale, LA6 3LG

Price Guide £585,000

Large semi-detached home situated on the edge of the village with generous private gardens, views and woodland. Wood View is nicely tucked away, yet within easy reach of the village store, church and pub. Now with potential for some updating, there is great scope here to create a perfect home for families, with fabulous outside space, garage and off-road parking. Within the catchment for excellent secondary schooling options at both Settle College and QES, Kirkby Lonsdale, viewing is highly recommended in order to fully appreciate this unique property.

Wood View



Formerly a cottage with barn, this large property was converted over 50 years ago.

In brief, the ground floor accommodation comprises: entrance hall with coatroom; generously proportioned living room; large conservatory; good-sized family dining room; kitchen/diner and rear porch/utility.

On the first floor, a central landing provides access to five bedrooms and the house bathroom. Bedroom One has an en-suite and dressing area. The property has ample storage space throughout.

Outside, Wood View is situated in a plot extending to approx. 0.63 acres and comprises: areas of formal garden with lawn; established borders; gravel beds; fruit trees; patio seating areas; garden shed and charming woodland extending down to a babbling beck - a real haven for wildlife.

There is driveway parking for 3 vehicles, plus a large detached garage workshop with remote activated roller shutter door and tandem carport.

Burton In Lonsdale Location

Burton In Lonsdale has a popular community run grocery store and Post Office and a number of clubs and societies. There is an excellent recreation ground with outdoor gym, playground, sports pavilion and all weather pitch. The village has its own newsletter, public house and a series of events organised each year.

Nearby Bentham and Kirkby Lonsdale have GP surgeries. The village is in the catchment area for excellent secondary education, with a school bus service to QES, Kirkby Lonsdale and Settle College. Bentham and Leck Primary Schools are both around a 10 minute drive. The market town of Kirkby Lonsdale is close by, providing great places

to shop and eat.

Trains on the Lancaster/Leeds line can be caught at Bentham. Skipton and Kendal are accessible via the A65 and Lancaster and the M6 can be reached within 30 minutes. The stunning Yorkshire Dales National Park can be easily accessed, providing great opportunities for hikers, cyclists and cavers. The village enjoys great views of Ingleborough and is also well-located for day trips to Morecambe Bay, the Lake District and Forest of Bowland.

Property Information

Freehold Property. Council Tax Band E. Mains water and electricity. Gas central heating. Private drainage: an inspection is being arranged to check the septic tank and compliance with the General Binding Rules - if a new system is required, the sale price will be adjusted to reflect replacement cost.

Ground Floor

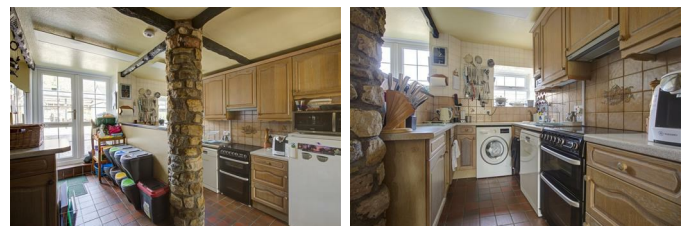
Dining Area 18'8" x 7'3" (5.70m x 2.22m)



UPVC double glazed window and external door to the front aspect. Range of wall and base mounted units with worktop. Space for family dining table. Exposed stonework with feature stone-built columns. Exposed beams. Quarry tiled flooring.

Open plan to:

Kitchen 14'3" x 6'9" (4.34m x 2.05m)



Galley style kitchen with UPVC double glazed window to the front aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Wine bottle storage. Space for

cooker with extractor over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Exposed beams. Quarry tiled flooring.

Glazed door to rear porch/utility. Access to dining room.

Utility 5'0" x 9'4" (1.52m x 2.84m)

Rear porch and utility space with UPVC double glazed window and external door to the rear aspect. Range of built-in cupboards. Quarry tiled flooring.

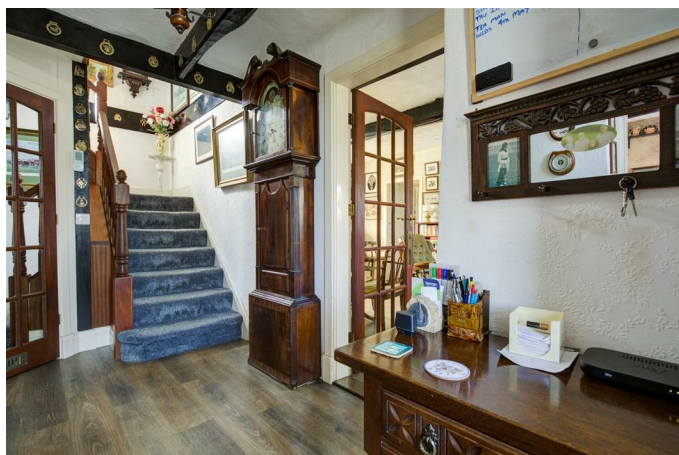
Dining Room 18'8" x 11'1" (5.70m x 3.38m)



Good-sized family dining room with UPVC double glazed windows to the front and rear aspect. Stone-built feature fireplace. 2 built-in cupboards. Exposed beam. Laminate flooring. Radiator.

Access to entrance hall.

Entrance Hall 12'3" x 5'6" (3.74m x 1.67m)



Entrance hall with composite double glazed

external door to the front aspect. Large coatroom. Cupboard housing consumer unit. Exposed beam. Laminate flooring. Radiator.

Carpeted stairs rising to first floor. Access to living room.

Living Room 18'2" x 13'3" (5.53m x 4.05m)



Generous family living room with UPVC double glazed windows to the front and side aspects. Stone-built feature fireplace and TV stand. Exposed beams. Carpet. Radiator.

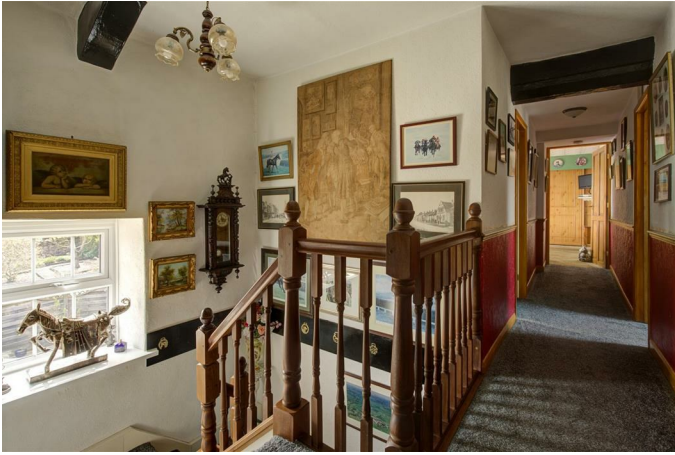
Patio doors to conservatory.

Conservatory 11'0" x 11'10" (3.35m x 3.61m)



Hardwood double glazed conservatory with French Doors to the rear patio seating area. Fan. Tiled flooring.

First Floor



Landing

Central landing with UPVC double glazed window to the rear aspect from half-landing. Loft access. Exposed beam.

Access to 5 bedrooms and house bathroom.

Bedroom 1 18'8" x 11'1" (5.70m x 3.38m)



Good-sized double bedroom with UPVC double glazed window to the rear aspect. Large built-in wardrobe. Carpet. Radiator.

Access to en-suite. Open plan to:

Dressing Area



Dressing area with UPVC double glazed window to the front aspect. Carpet.

En-suite 7'8" x 7'1" (2.34m x 2.16m)



Contemporary style en-suite with UPVC double glazed window to the front aspect. Shower, vanity unit with wash hand basin and WC. Extractor. Laminate flooring. Heated towel rail.

Bedroom 2 10'1" x 13'3" (3.08m x 4.05m)



Good-sized double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

Bedroom 3 7'8" x 11'2" (2.34m x 3.41m)



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

Bedroom 4 8'1" x 13'0" (2.46m x 3.96m)



Ideal single, bunk or craft room with UPVC double glazed window to the rear aspect. Built-in cupboards housing gas central heating boiler. Carpet. Radiator.

Bathroom



House bathroom with UPVC double glazed window to the front aspect. Suite comprising, corner bath, wash hand basin and WC. Built-in cupboard. Laminate flooring. Heated towel rail.

Bedroom 5 6'11" x 11'4" (2.12m x 3.45m)



Single bedroom or ideal home study with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Outside



Garage and Parking



Large solid construction garage workshop with windows to the rear and side aspects and remote activated roller shutter door.

Light and power. Tandem carport. Driveway parking for at least 3 vehicles.

Gardens



Extensive formal gardens with lawns and established beds, well-stocked with shrubs. Patio seating areas, gravel beds, fruit trees, shed and greenhouse. Pathways down to:

Woodland



Charming mature woodland strip running down to beck on its way to the River Greta.

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

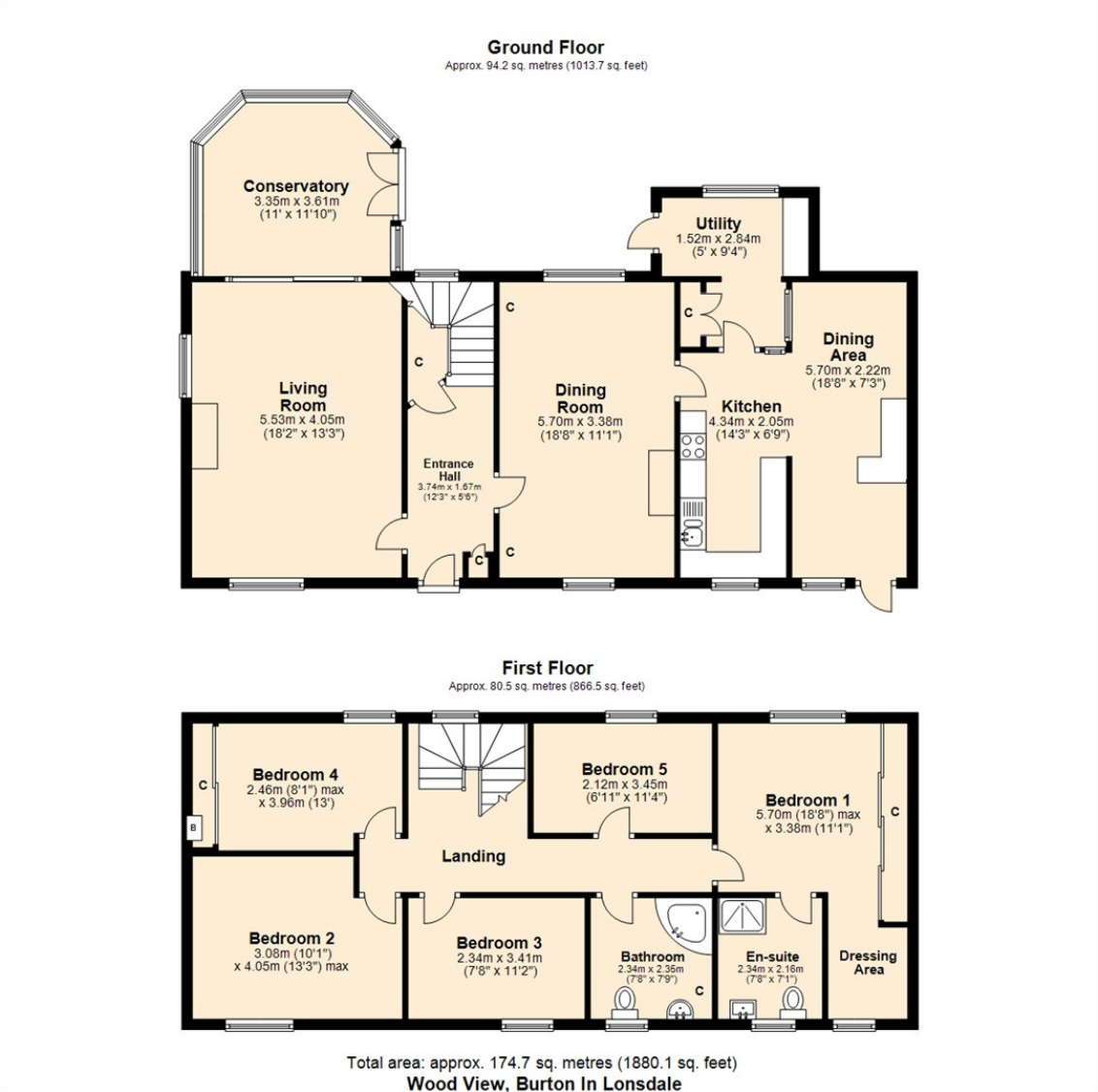
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FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

