



1 Beech Tree Cottages, Ingleton, LA6 3HN Offers In The Region Of £242,500

A rare opportunity with this modern 2 bedroom end terraced property - located on a select development, just outside Ingleton in the Yorkshire Dales with two parking spaces.

This is one of just eight freehold properties on this well-maintained and secure site, providing a great permanent home, or ideal "lock-up and leave" bolt hole. There is also clear potential as a holiday let investment - the location is ideal, on the edge of the National Park and within easy reach of the Lake District too.

Available with no chain, viewing is essential in order to appreciate this charming property.

1 Beech Tree Cottages

In brief, the ground floor accommodation comprises an open plan kitchen/diner and lounge area with log burning stove and French doors to a rear patio. There's a ground floor cloakroom, housing the central heating boiler, with a useful under stair storage cupboard accessible from the dining area.

On the first floor, the landing provides access to the bathroom and 2 good-sized bedrooms. Bedroom 1 is a double with extensive range of wardrobes and a Juliet balcony. Bedroom 2 can be configured as a double or single and has a study area with built-in desk and units.

Outside, the property has a pleasant patio seating area to the rear and walkway to the side with space for a storage unit. The communal gardens are maintained to a high standard and include an area for washing lines. There are 2 dedicated parking spaces.

Location

Located just outside Ingleton - a gateway village for the spectacular Yorkshire Dales National Park. The A65 provides easy access to the popular market towns of Settle and Kirkby Lonsdale, along with the M6 at Crooklands and the Lake District National Park.

This is a great location for holidays and short breaks with superb opportunities for outdoor enthusiasts including, hiking, cycling and caving. As well as the Lakes and Dales, the Forest of Bowland Area of Outstanding Natural Beauty and coast at Morecambe Bay, can be easily reached too.

Property Information

Tenure: Freehold. Council Tax Band B. Mains water and electricity. Oil-fired central heating. Private shared drainage treatment plant. B4RN full fibre broadband. Monthly management fee of £55 for upkeep of communal gardens, parking, lighting and drainage. Two parking spaces.

Open Plan Living 27'0" x 15'10" (8.24m x 4.82m)



Open plan ground floor comprising kitchen/diner and lounge area.

Kitchen/Diner



Kitchen/diner with timber framed stable door and double glazed window to the front aspect, plus UPVC double glazed windows to the front and side aspects. Range of wall and base mounted units with complimentary worktops. Stainless steel sink and drainer. Space for cooker with extractor over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Large under stair storage area. Karndean flooring. Radiator.

Lounge Area



Comfortable lounge area with UPVC double glazed French Doors to the rear patio seating area, plus UPVC double glazed window to the side aspect. Feature fireplace housing log burning stove. Karndean flooring. Radiator.

Cloakroom



Ground floor cloakroom with UPVC double glazed window to the front aspect. Wash hand basin. WC. Central heating boiler. Karndean flooring.

Landing

Carpeted stairs rise to the first floor landing, providing access to the 2 bedrooms and house bathroom. Karndean flooring to landing.

Bedroom 1 12'11" x 12'10" (3.94m x 3.92m)



Good-sized double bedroom with UPVC double glazed window and door with Juliet balcony to the rear aspect. Extensive range of built-in wardrobes with mirrors. Karndean flooring. Radiator.

Bedroom 2 9'3" x 15'10" (2.83m x 4.82m)



Another good-sized bedroom which can be configured as a double or single, with UPVC double glazed windows to the front and side aspects, plus 2 skylights. Range of fitted office furniture. Loft inspection hatch. Karndean flooring. Radiator.

Bathroom



House bathroom with UPVC double glazed

window to the side aspect. Bath with screen and shower over. Wash hand basin. WC. Extractor. Karndean flooring. Radiator.

Outside



Rear patio seating area with railings. Walkway to side with space for storage unit. 2 dedicated parking spaces.

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

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

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

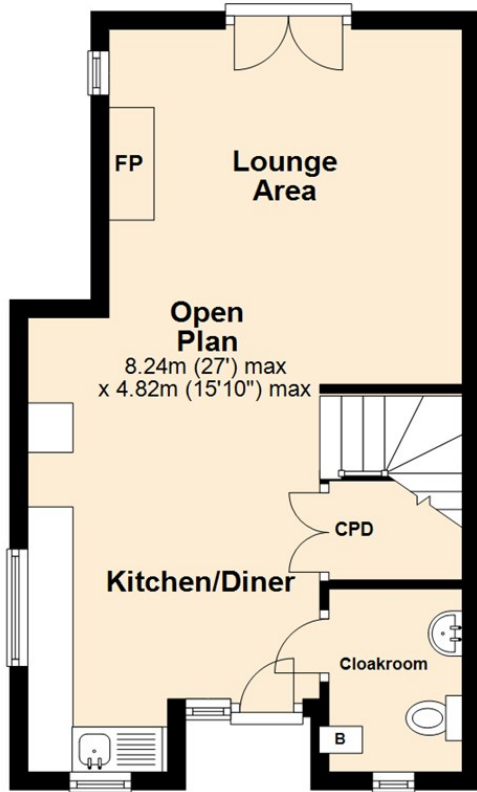
FLOOR PLANS

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

Floor Plan

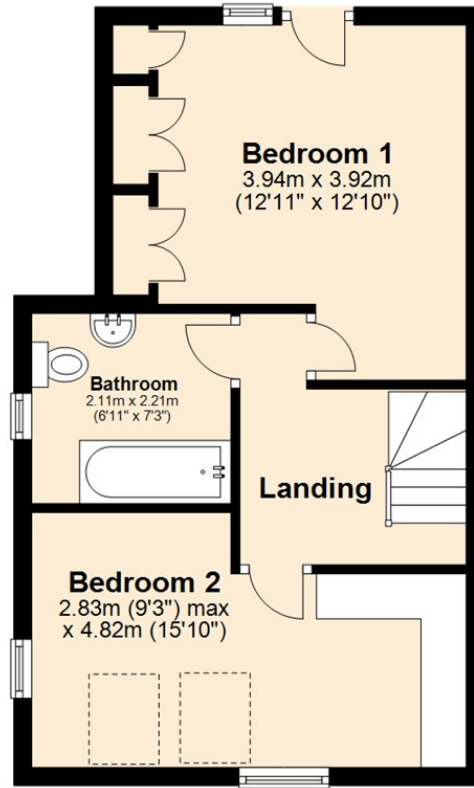
Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

1 Beech Tree Cottages, Ingleton

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

