



Waterfall Cottage, 4 Strand Cottages, Ingleton, LA6 3EW

Price Guide £235,000

Enjoying a picture postcard riverside setting, Waterfall Cottage is located in the heart of the popular village of Ingleton with great access to amenities, along with the waterfalls walk and open air swimming pool. A popular destination for holidays, it is no wonder this immaculately presented 2 bedroom terraced cottage has been successful as a holiday let investment for a number of years.

Now available on a turnkey basis with furniture, fixtures and fittings, this is the ideal investment for buyers seeking a holiday let on the edge of the Yorkshire Dales.

Equally suitable as a permanent or second home, viewing is highly recommended. No onward chain.

Waterfall Cottage



The ground floor accommodation comprises a comfortable living room with views to the river and a refitted kitchen/diner. Stairs rise from the living room to the first floor landing, providing access to a very generous double bedroom 1 with river views; a good-sized bedroom 2 and pristine, contemporary bathroom.

Outside, the property is situated along a riverside path leading down to the open air swimming pool. To the end of the terrace, Waterfall Cottage has a lockable store, and there's access round to the rear door from the kitchen/diner.

Property & Business Information

Tenure: Freehold. Currently registered for Small Business Rates with 100% relief (previously Council Tax Band B).

All mains services with gas central heating - new boiler in 2019. Fully UPVC double glazed. The property has been re-roofed in the last 6 years.

Currently promoted through Sykes, the holiday let business enjoys good levels of occupancy. Accounts available on request. Furniture, fixtures and fittings are available for the ongoing operation of the holiday let, subject to negotiation.

Ingleton

Ingleton is a key destination for holidays and day trips, being a gateway to the stunning Yorkshire Dales National Park, with easy access to the Lake District, Forest of Bowland and Morecambe Bay, as well.

The village has an excellent range of shops, bars, pubs and places to eat, and is the starting point for the beautiful waterfalls walk and ascents of Ingleborough - one of the Yorkshire Three Peaks.

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.

Living Room 10'11" x 14'1" (3.33m x 4.30m)



Comfortable living room with external door and window to the front aspect and river views. Feature fireplace with tiled hearth. Attractive period built-in cupboard and drawers. Dado rail. Carpet. Carpeted stairs rising to the first floor. Access to:

Kitchen/Dining Room 8'0" x 15'9" (2.45m x 4.80m)



Good-sized kitchen/diner with door and 2 windows to the rear aspect. Timber flooring.

Kitchen Area



Range of stylish wall and base mounted units with complimentary worktops. Stainless steel sink and drainer. Integral oven and gas hob with extractor over. Integral fridge freezer. Gas central heating boiler.

Dining Area



Space for 4 seat table. Built-in unit for washing machine. Worktop. Electric radiator.

Landing

First floor landing providing access to both bedrooms and the house bathroom. Dado rail. Carpet. Loft inspection hatch.

Bedroom 1 11'0" x 15'8" (3.36m x 4.78m)



A generous double bedroom with window to the front aspect and river views. Large

recess for double wardrobe. Picture rail. Shelf. Carpet. Radiator.

Bedroom 2 8'0" x 7'11" (2.43m x 2.41m)



Good-sized single bedroom with window to the rear aspect. Carpet. Radiator.

Bathroom 5'4" x 7'5" (1.63m x 2.27m)



Contemporary style bathroom with window to the rear aspect. Bath with screen, and shower over. Vanity unit with wash hand basin. WC. Extractor. Timber flooring. Heated towel rail.

Outside

Located on pathway beside the River Doe. Gate to side and rear, shared by properties in the row.

Store



Lockable store located at end of terrace.

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.

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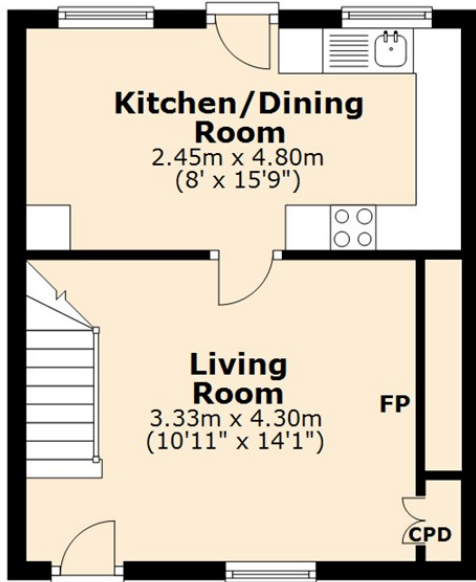
FLOOR PLANS

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

Floor Plan

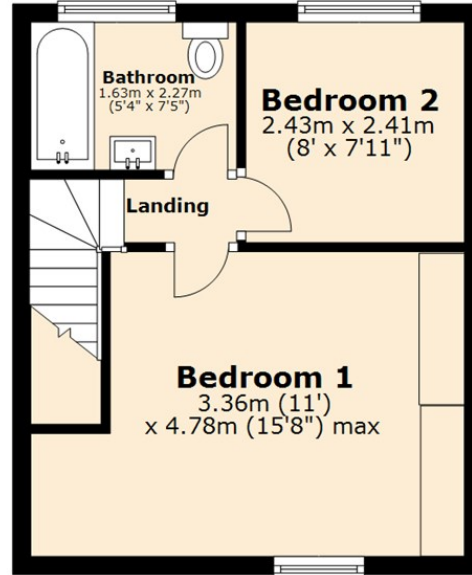
Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 sq. feet)

4 Strand Cottages, Ingleton

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

