



## **6 Chapel Lane, Burton In Lonsdale, LA6 3JY Offers In The Region Of £265,000**

This charming double fronted 3 bed character property, is located in the picturesque village of Burton in Lonsdale providing the ideal blend of rural tranquillity and convenient access to local amenities.

This house boasts a spacious open sitting room with a multifuel stove, kitchen, 3 generous sized bedrooms, bathroom and a large garden with raised established beds, a shed and greenhouse.

This is an ideal restoration project with huge potential to become a superb family home.



## Property Descriptions

Three bedroom semi-detached character property with huge potential. The property comprises of a spacious open sitting room. A staircase from the sitting room leads to the first floor, where you'll find three good sized bedrooms, one double and two single rooms and a bathroom.

The property boasts a generously sized rear garden, ideal for outdoor gatherings. With a large lawn, mature planting beds, a greenhouse, and a vegetable patch, it's a perfect space for gardening enthusiasts and family activities.

The property has reached the stage where it would benefit from a full refurbishment, offering a superb opportunity to create a bespoke and charming family home in a peaceful and desirable location.

## Property Information

Freehold

Council Tax Band C

EPC Rating F

Mains Electric, Water and Drainage

Solid Fuel Heating

## 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.

## Ground Floor

### Sitting Room



Fitted carpet, radiator, two double glazed windows to front aspect, one to rear aspect, exposed brick, staircase providing access to first floor and an understairs cupboard.

### Kitchen



Tiled flooring, radiator, range of wall and base units, space for washing machine, cooker point, stainless steel drainer sink, two double glazed windows, door to rear aspect

## First Floor

### Landing



Loft access with drop down ladder, boarded. Entrance to 3 bedrooms and bathroom.

## Bedroom One



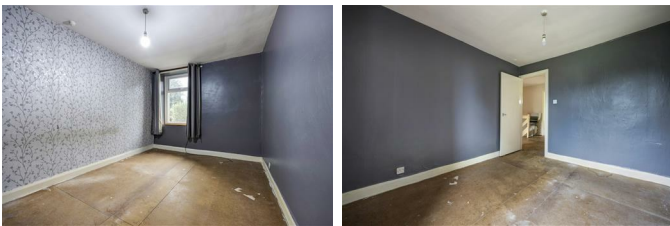
Spacious double bedroom, fitted carpet, radiator, two double glazed windows to side aspect, one to the rear.

## Bedroom Two



Double glazed window to front aspect.

## Bedroom Three



Double glazed window to front aspect.

## Bathroom



Vinyl flooring, radiator, wall mounted electric heater, bath with shower over, toilet, wash basin, double glazed window to rear aspect.

## Rear Garden



Good sized garden, with raised established beds, steps up to lawn, shed, greenhouse and vegetable patch behind.

## 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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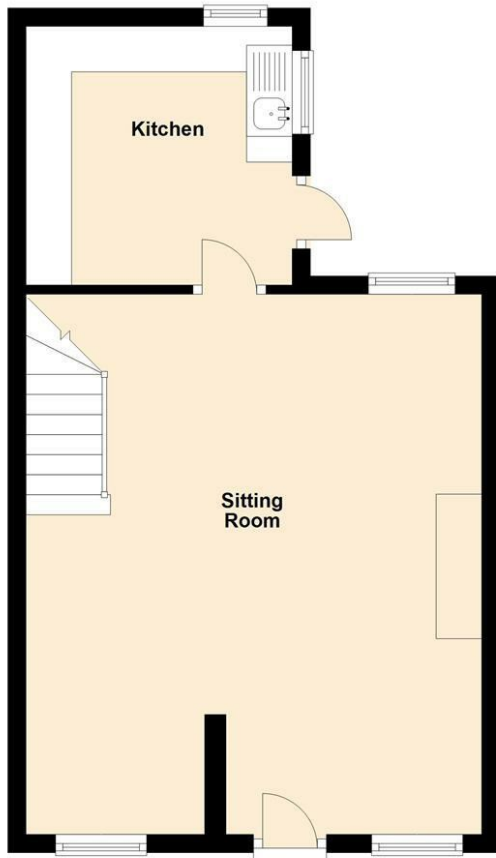
## FLOOR PLANS

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

## Floor Plan

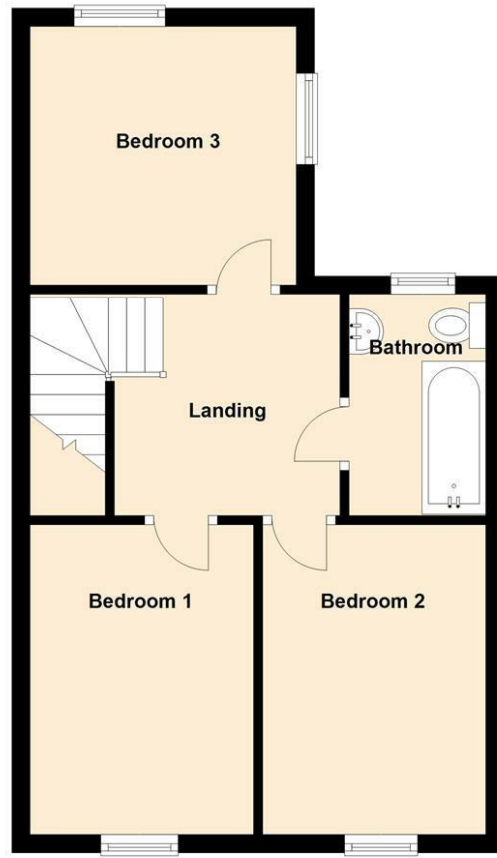
### Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



### First Floor

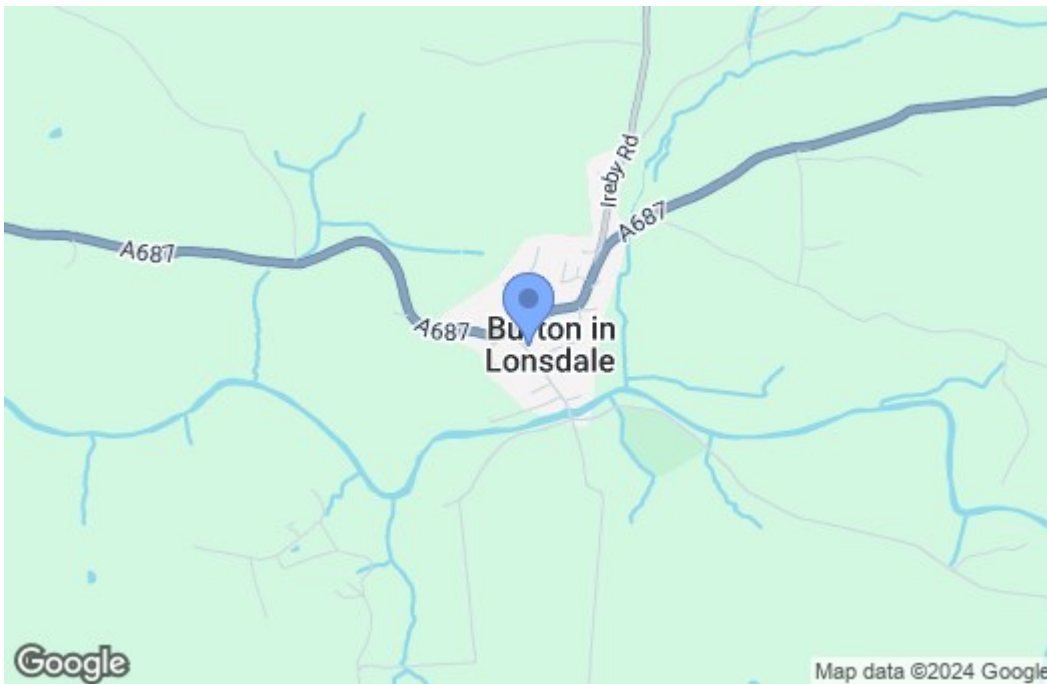
Approx. 40.5 sq. metres (435.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.0 sq. feet)

**6 Chapel Lane, Burton In Lonsdale**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(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>		26	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

