



Rosedale 41 High Street, Burton in Lonsdale, LA6 3JP Offers In The Region Of £230,000

Grade II listed 2 bedroom cottage located in the popular village of Burton in Lonsdale.

The property consists of sitting room, kitchen/diner, 2 double bedrooms and a bathroom. Externally, this property boasts an attractive front yard, a garden and outside storage to the rear.

Ideal for family home or buy-to-let investment.

Property Description

Rosedale is a charming Grade II listed terraced cottage, located in the heart of the attractive village of Burton in Lonsdale. Having been recently renovated, this tasteful cottage is move-in ready and perfect for buyers seeking a character home, private holiday home or let investment.

The accommodation comprises of a good-sized sitting room with feature fireplace housing a log burning stove, generous kitchen/diner, first floor landing with a storage cupboard, two double bedrooms, bathroom and a good sized loft with potential for conversion.

Outside, the cottage benefits from a pleasant, low maintenance gated yard to the front aspect, with an external store and good sized garden to the rear of the property.

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
Council Tax Band A
EPC Rating D
All mains services
Gas central heating with Nest controls.
Wired smoke detectors.
All furniture and appliances open to separate negotiation.

Ground Floor

Sitting Room 15'3" x 12'10" (4.66m x 3.90m)



Cosy living room with coir entrance matting and tiled flooring, column radiator, fireplace housing log burning stove, small alcove with shelving, B4RN, cupboard housing gas mains, cupboard over door housing the consumer unit, exposed beams, timber door and timber framed single glazed sash window with window seat to the front aspect. Staircase with shelved alcoves underneath and Herringbone stair runner providing access to first floor.

Kitchen 11'5" x 11'6" (3.48m x 3.50m)



Good-sized cottage kitchen with coir entrance matting and tiled flooring, column radiator, range of wall and base units, enamel single drainer sink, gas range cooker with extractor hood over, integrated fridge/freezer, plumbing for washing machine, space for table, exposed beam, stripped pine door to sitting room, timber framed single glazed window and timber door to rear aspect.

First Floor

Landing

First floor landing providing access to both bedrooms and the bathroom, wood laminate flooring, built in cupboard housing gas central heating boiler. Loft access - Large loft with ample headroom, which has potential to be converted into a third bedroom subject to planning permission.

Bedroom One 8'8" x 11'6" (2.65m x 3.50m)



Double bedroom with fitted carpet, column radiator, decorative panelling, timber framed single glazed sash window to the front aspect, stripped pine door.

Bedroom Two 8'0" x 11'6" (2.43m x 3.51m)



Double bedroom with fitted carpet, column radiator, built in cupboard with shelving and rail, timber framed double glazed window to the rear aspect, stripped pine door.

Bathroom



Tile flooring, vertical column radiator, wash basin, toilet, Walk in shower with waterfall and hand showers heads, extractor fan, decorative panelling, stripped pine door.

Outside

Front



Low maintenance gated enclosed yard with path to front door and slate chippings.

Rear



Concrete yard with outside store, steps up to good sized partially enclosed garden lawn with path, timber shed. Shared access across yard for bins.

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

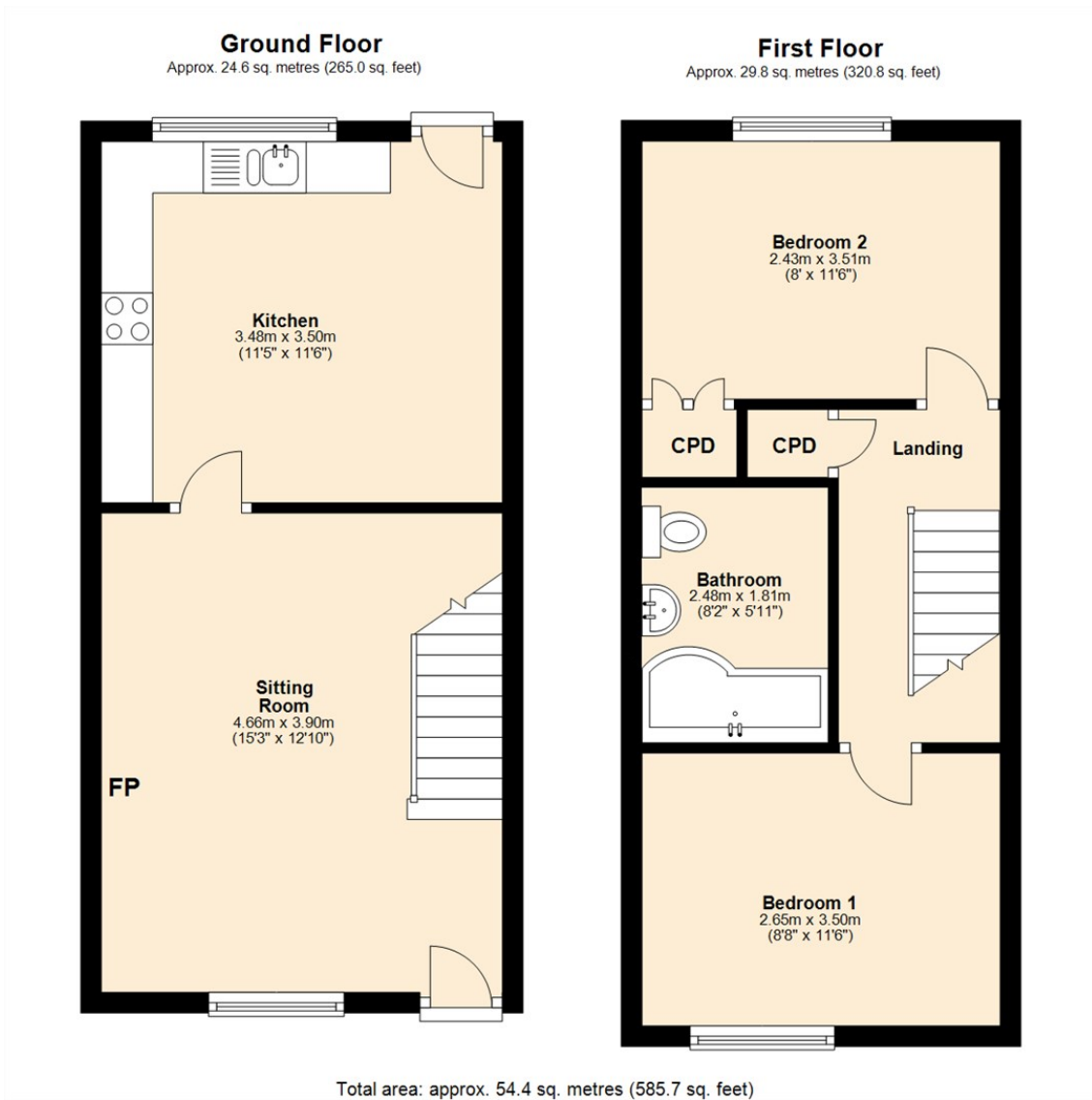
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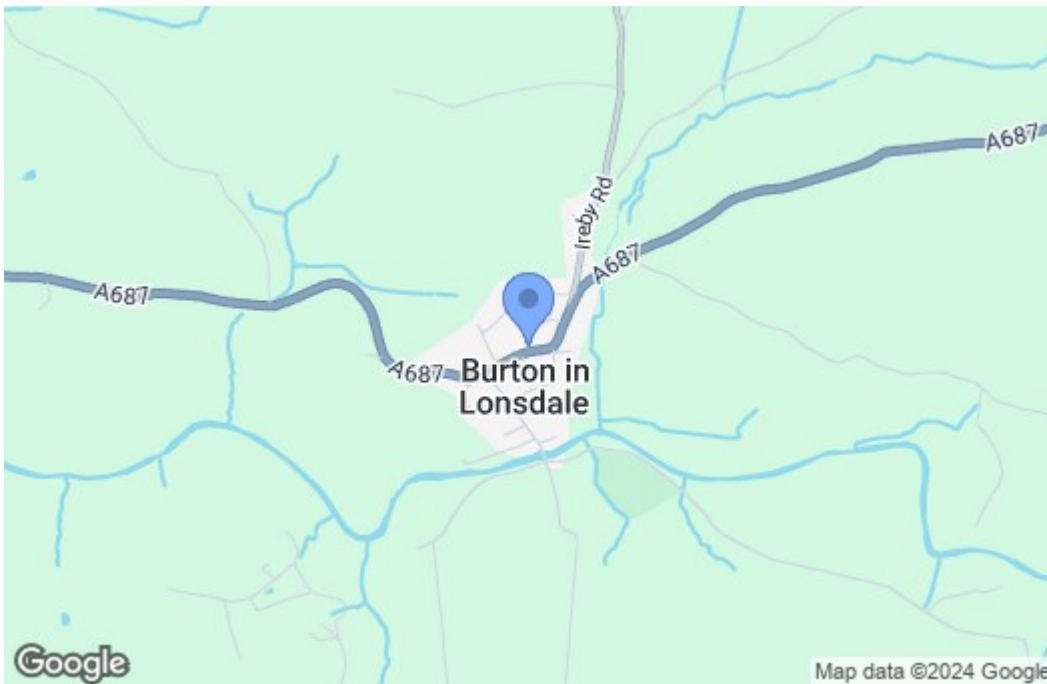
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

