



Burton In Lonsdale

£225,000

11 Burton Hill, Burton In Lonsdale, Carnforth, LA6 3LQ

Located in the picturesque village of Burton-in-Lonsdale-on the edge of the Yorkshire Dales National Park and within easy reach of the market towns of Kirkby Lonsdale and Ingletton. 11 Burton Hill is a well-presented two-bedroom true bungalow offering a great balance of rural peace and everyday convenience. Set in an elevated position with pleasant views, this well-maintained home features a carefully arranged layout with generous proportions and plenty of natural light throughout.

Quick Overview

- True Bungalow in a Peaceful Village setting
- Two Bedrooms & One Bathroom
- Elevated Position with Pleasant Views
- Private Driveway Providing Off-Road Parking
- Enclosed Rear Garden
- Ideal for Downsizers, Retirees, or Those Seeking
- Single-Level Living
- Easy Access to the Yorkshire Dales and Nearby
- Market Towns
- Scope to Personalise
- No Onward Chain
- Ultrafast Broadband Available*



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3632



Kitchen



Kitchen



Utility



Living Room

A few steps lead from the driveway to a practical entrance porch, ideal for coats and shoes. The living room is warm and welcoming, centred around a gas fireplace and enjoying a bright front-facing aspect.

The kitchen is located at the front of the property, with a pleasant garden outlook. It includes a range of wall and base units, a stainless steel sink, oven, dishwasher, fridge freezer and four-ring gas hob. There is also space for a washing machine and drier. Just off the kitchen, a rear porch currently serves as a useful utility area with a washing machine and tumble dryer included in the sale.

The inner hallway provides access to the loft, where the boiler is located and includes built-in storage. Both double bedrooms enjoy a quiet rear aspect, with the main bedroom benefiting from fitted wardrobes. The three-piece bathroom comprises a bath, WC, and basin, offering functionality with potential for updating if desired.

Outside, the front garden is laid to lawn, while the private driveway provides parking and leads to a detached garage with an electric door. To the rear, the enclosed garden features a lawn and patio area, with a raised section ideal for seating or a hot tub-perfect for making the most of the peaceful setting.

This well-cared-for bungalow offers the opportunity to enjoy village life in a scenic and friendly location, with good transport links, countryside walks, and local amenities all nearby. Whether you're looking to downsize, retire, or enjoy single-storey living, 11 Burton Hill is well worth viewing.

Accommodation with approximate dimensions:

Living Room 16' 2" x 10' 11" (4.93m x 3.33m)

Kitchen 9' 9" x 9' 0" (2.97m x 2.74m)

Utility 8' 1" x 4' 9" (2.46m x 1.45m)

Bedroom One 10' 10" x 10' 5" (3.3m x 3.18m)

Bedroom Two 10' 5" x 9' 8" (3.18m x 2.95m)

Property Information

Garage 15' 8" x 9' 10" (4.78m x 3m)

Single garage with electric door, light and power.

Parking

Off Road Parking.



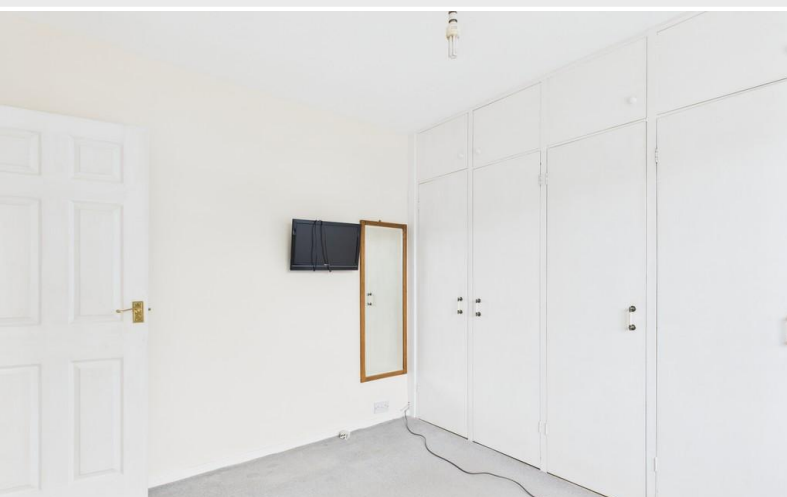
Kitchen



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Tenure

Freehold (Vacant possession upon completion).

Council Tax

North Yorkshire Council - Band C

Services

Mains water, gas, electricity, drainage. Gas Central Heating.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words [///crisis.dish.unsightly](https://crisis.dish.unsightly)

Viewings

Strictly by appointment with Hackney & Leigh.

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Garden



Garden



11 Burton Hill



Front Garden

[Request a Viewing Online](#) or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Burton Hill, Burton In Lonsdale, Carnforth, LA6

Approximate Area = 646 sq ft / 60 sq m (excludes stores)

Garage = 154 sq ft / 14.3 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Hackney & Leigh. REF: 1284480

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