

STORRS HALL BUNGALOW

£160,000

Ingleton, LA6 3AN

In an edge of village setting, enjoying lovely views across Storrs Common to the front, a deceptively spacious cottage.

Set over two floors, the accommodation is flexible and offers great potential for upgrading with sitting room, breakfast kitchen, two/three bedrooms and two bath/shower rooms. There's also a large undercroft providing excellent storage and off road parking opposite.

This is a great opportunity for first time buyers to get on the housing ladder, for a retirement purchaser to settle on something secure and low upkeep, or for weekenders to enjoy a bolt hole on the doorstep of the magnificent Yorkshire Dales countryside.





Open outlook across Storrs Common

Welcome to **STORRS HALL BUNGALOW**

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Here's our **TOP TEN** reasons to love Storrs Hall Bungalow:

1. **Lovely open aspect** to the front with views across Storrs Common; from here there is a popular route onto Ingleborough.
2. **Deceptively spacious** - set over two floors with an approximate gross internal measurement of 1337 sq ft (124.2 sq m).
3. **Ready for upgrading** - previously used as a holiday let, it's now time for a change of owner; this presents an opportunity for refurbishment and for someone to add their own stamp.
4. **Flexible accommodation** - an entrance hall leads to a good-sized sitting room with multi fuel stove set on a slate hearth, a breakfast kitchen and a double bedroom, all being dual aspect, light and bright with views to the front. There's also a house bathroom to the ground floor. Stairs lead down to the lower ground floor where you'll find a double bedroom with built in wardrobes, occasional bedroom 3 and a shower room.
5. **Useful storage** - with a large undercroft accessed externally from the rear - ideal for bikes, white goods and storage.
6. **Great to lock up and leave** - with no garden, low upkeep leaves more time to get out and enjoy the things you like to do!
7. **Potential income stream** - with staycationing here to stay, you could let it out to help pay the bills when you don't need it.
8. The popular **village of Ingleton** is home to The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls and an open-air swimming pool (open May to September). There's a primary school, a church, local doctor's surgery, two Co-op general stores as well as award winning Seasons Bakery and Country Harvest (with its great deli counter), pharmacy, newsagents and a selection of shops including an artisan pottery and a small garden centre.
9. **Further afield** - the market towns of Settle (11.2 miles) and Kirkby Lonsdale (7.8 miles) are in opposite directions on the A65 and offer a greater choice as well as each having a Booths supermarket.
10. **Great access to the splendid outdoors** - with the Yorkshire Dales National Park on the doorstep and close to the Lune Valley, the Lake District and two Areas of Outstanding Natural Beauty (Silverdale/Amiside and the Trough of Bowland) in whichever direction you head for a walk, run, climb, sail or cycle, it's all beautifully accessible.



You'll need to know

- Mains electricity, gas, drainage and water
- Gas central heating
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk
- Carpets, curtains, blinds, curtain poles and light fittings are included in the sale
- Storrs Hall Bungalow is banded D for council tax purposes with Craven District Council
- There is a pedestrian right of way down the steps to the north of the property to access the rear
- The property is part freehold/part leasehold. For further information please contact the agents.

To find the property - on entering Ingleton, head northeast along Croft Road signposted Hawes/B6255. At the crossroads, head straight across onto Back Gate and continue, round the right hand bend and head up the hill. The property is on the left hand side overlooking Storrs Common.

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Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

Storrs Hall Bungalow, Ingleton, LA6 3AN

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft

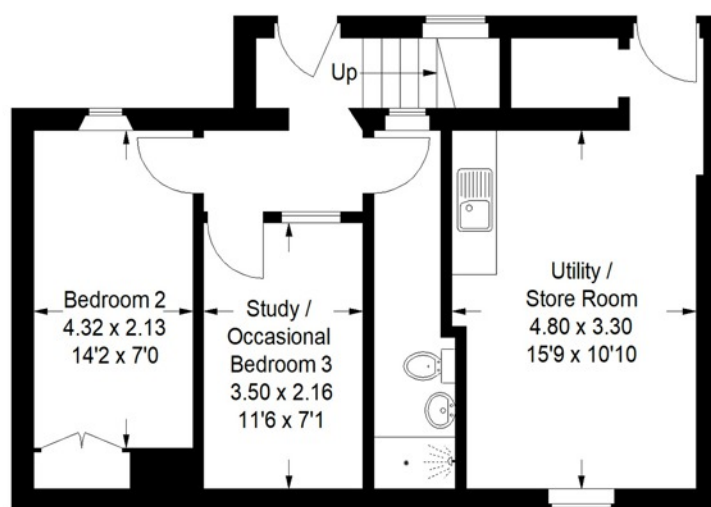
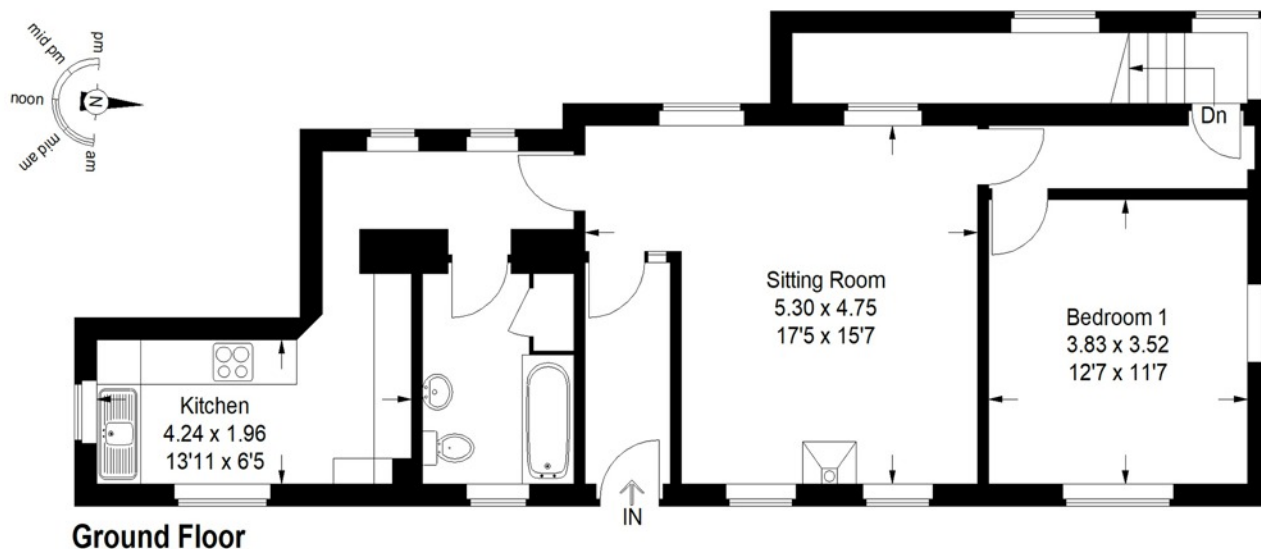
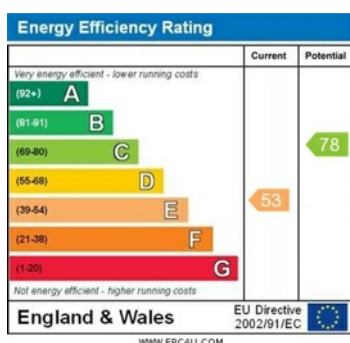


Illustration for identification purposes only, measurements are approximate, not to scale.
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