



Ingleton

£165,000

The Haven, 4 Post Office Row, Ingleton, Carnforth, LA6 3NG

Situated in the rural hamlet of Westhouse, conveniently positioned between Ingleton and Kirkby Lonsdale, The Haven is a two-bedroom mid-terrace cottage enjoying attractive open views across the surrounding countryside towards the Bowland Fells. Offering well-proportioned accommodation with a neutral finish throughout, the property is ready to move into while providing an excellent opportunity for a purchaser to update and personalise to their own taste.

Quick Overview

- Stone built mid terraced cottage
- Two double bedrooms
- Fitted kitchen
- Shower room
- Countryside views
- No onward chain!
- Ideal for first time buyers
- Rear garden
- Off road parking
- Superfast Broadband Available



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Superfast
Broadband
Available



Off Road Parking

Property Reference: KL3739



Living Room



Living Room



Kitchen



Bedroom One

The accommodation comprises a welcoming sitting room and a fitted Atlantis kitchen with a range of wall and base units incorporating an inset sink with drainer, electric oven and hob with extractor hood, integrated slimline dishwasher and washing machine, under-unit lighting, space for a freestanding fridge/freezer and plumbing for a washing machine. Upstairs, the principal bedroom is a well-proportioned double positioned double and takes full advantage of the attractive rural outlook. The second bedroom features exposed beams, a vaulted ceiling and a useful built-in cupboard, making it equally suited as a guest bedroom, home office or nursery. The shower room is fitted with an enclosed shower cubicle, pedestal wash hand basin, WC and heated towel radiator.

Externally, the property benefits from an enclosed garden, predominantly laid to lawn with a patio seating area, providing an ideal space to relax and enjoy the surrounding countryside. A detached outbuilding offers useful storage, and private parking for two vehicles adds further practicality.

Westhouse is ideally positioned for easy access to both Ingleton and Kirkby Lonsdale, where a range of shops, cafés, pubs and everyday amenities can be found. The surrounding area is renowned for its excellent walking, cycling and outdoor pursuits, with the Yorkshire Dales National Park, Forest of Bowland and the Lake District all within easy reach.

Accommodation with approximate dimensions

Living Room: 13' 3" x 12' 5" (4.04m x 3.81m)

Kitchen: 5' 8" x 12' 5" (1.75m x 3.81m)

First Floor

Bedroom One: 13' 2" x 7' 9" (4.02m x 2.37m)

Bedroom Two: 6' 0" x 12' 5" (1.85m x 3.81m)

Shower Room

Property Information

Parking: Off road parking

Tenure: Freehold

Services: Mains electricity, mains water , septic tank drainage
- Electric heating

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

Council Tax: North Yorkshire Council Tax Band: B

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions [///resettle.crowds.suppose](https://www.what3words.com////resettle.crowds.suppose)

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Bedroom Two



Shower Room



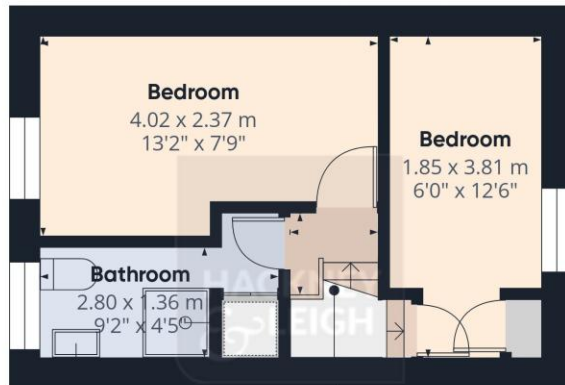
Rear Aspect



Rear Garden



Floor 0



Floor 1

Approximate total area⁽¹⁾
43 m²
463 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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