FISHER HOPPER
ESTATE AGENTS

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11A Burton Hill, LA6 3LQ

Offers Over £275,000

Three-bedroom home set on a generous, level plot in the sought-after village of Burton in Lonsdale. The property offers a spacious sitting/dining room, kitchen, and contemporary walk-in shower room. Outside, the home enjoys well-maintained front and rear gardens, a single garage that links to the house and off-road parking.

Ideal for early retired couples seeking a peaceful location within easy reach of the Lakes and Dales.

Property Description

Welcome to 11a Burton Hill, a well-presented home situated in the popular village of Burton in Lonsdale, set on a generous, level plot with excellent access to both the accommodation and outside space.

The accommodation briefly comprises an entrance porch linking the single garage to the main house and providing access to the rear garden, a spacious entrance hall, a sitting/dining room, a well-equipped kitchen, three bedrooms and a modern walk-in shower room.

Externally, the property benefits from gardens to both the front and rear, along with off-road parking.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: E
Services: Mains electric, water & drainage
Oil central heating - tank installed 5 years ago
Broadband: Speeds available up to 1000mbps

Burton In Lonsdale Location

Burton-in-Lonsdale is a vibrant village with a popular community-run grocery store and Post Office, alongside various clubs and societies. It boasts an excellent recreation ground featuring an outdoor gym, playground, sports pavilion, and all-weather pitch. The village also has its own newsletter, a pub, and hosts regular community events.

Nearby Bentham and Kirkby Lonsdale offer GP surgeries, while excellent secondary education is accessible via a school bus to QES, Kirkby Lonsdale, and Settle College. Primary schools in Bentham and Leck are about a 10-minute drive away. Kirkby Lonsdale, a charming market town nearby, provides great shopping and dining options.

Bentham station on the Lancaster–Leeds line serves the area, with the A65 providing road access to Skipton and Kendal. Lancaster and the M6 motorway are within a 30-minute drive. The village offers stunning views of Ingleborough and easy access to the Yorkshire Dales National Park, as well as day trips to Morecambe Bay, the Lake District, and the Forest of Bowland.

Porch

Quarry tiles, double glazed windows and door to front, double glazed door to rear, door to garage.

Entrance Hall

Fitted carpet, radiator, airing cupboard, loft access.

Sitting/Dining Room 13'10" x 20'5" (4.21m x 6.23m)



Fitted carpet, electric fire, 2 radiators, 3 double glazed windows to front and side aspects.

Kitchen 10'6" x 9'1" (3.20m x 2.76m)





Wood effect flooring, radiator, range of shaker style wall and base units with complementary worktop, 1.5 drainer sink, cooker point, space for dishwasher, space for fridge freezer, double glazed window to side aspect, double glazed door to side aspect.

Bedroom 1 11'0" x 9'1" (3.36m x 2.76m)



Fitted carpet, radiator, double glazed window to rear.

Bedroom 2 6'7" x 11'1" (2.00m x 3.37m)





Fitted carpet, radiator, fitted cupboards, double glazed window to rear.

Bedroom 3 9'5" x 7'4" (2.87m x 2.24m)





Fitted carpet, radiator, fitted cupboards, double glazed window to side aspect.

Shower Room





Tiled flooring, heated towel rail, wash basin, wall mounted vanity unit, toilet, shower cubicle, 2 double glazed window with privacy glass to side aspect.

Garage

Concrete flooring, light and power, coal store, single glazed window to rear, up and over door.

External

Front

Lawn, established beds.

Rear

Enclosed terraced rear garden with lawn, rockery and established beds, patio area, fenced boundaries.

Parking

Driveway parking for 2 small cars.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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.

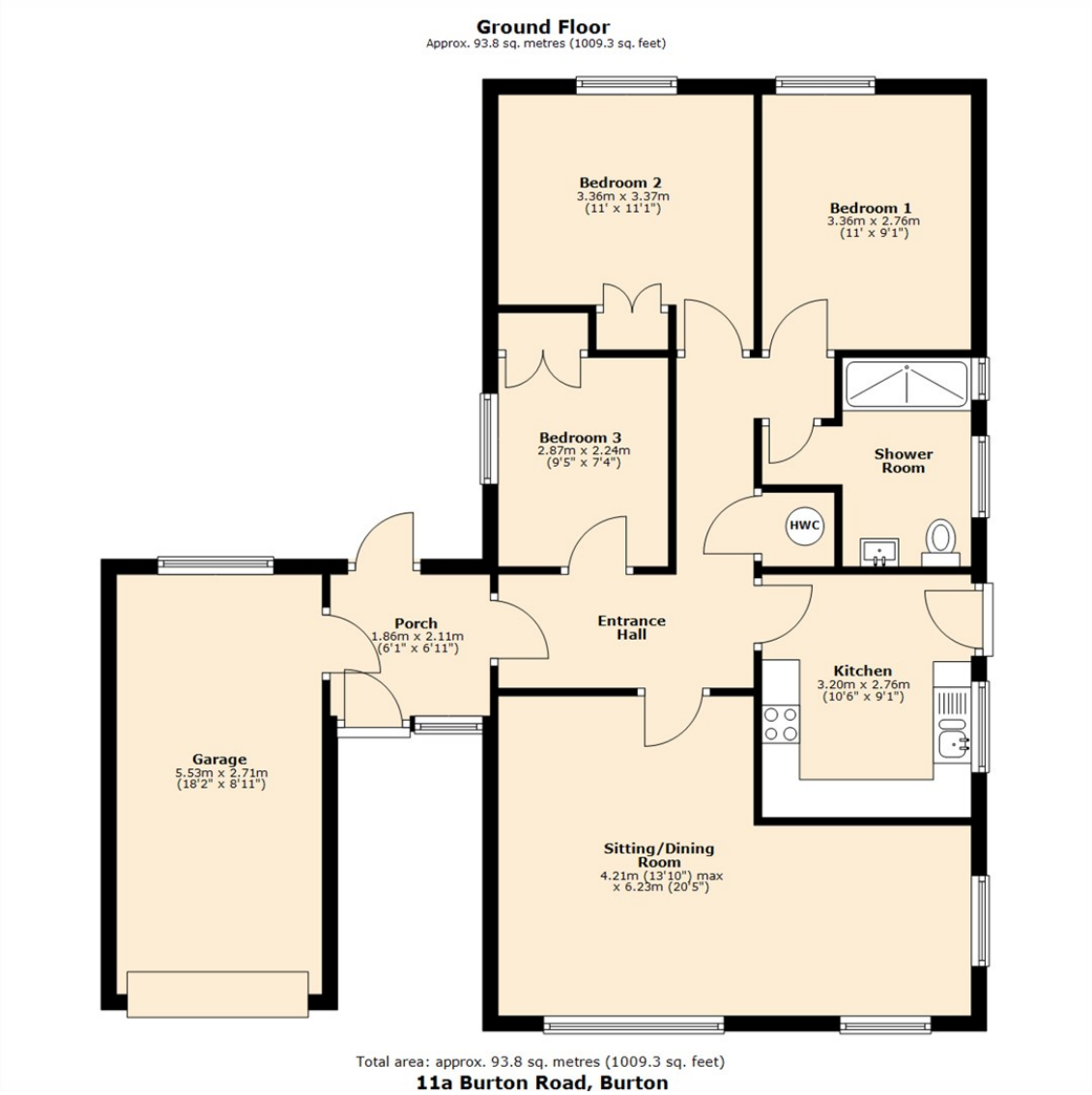
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FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

