



Damson Tree Cottage High View, New Road, Ingleton, LA6 3DL  
Offers In The Region Of £260,000

3 bed semi-detached house in Ingleton, which is a key destination for holiday makers and a great base for days out in the Yorkshire Dales, Lake District and Forest of Bowland.

The property is comprised of a sitting room, kitchen, dining room, 2 double and 1 single bedrooms, the main room benefiting from an ensuite. Externally, there is a private enclosed yard and parking to the front.

## Property Description

Welcome to Damson Tree Cottage, a 3 bedroom semi detached property, in an ideal location.

The property comprises of a spacious sitting room, well appointed kitchen, dining room and downstairs cloakroom. On the first floor, you will find 2 double bedrooms and a single, the main room having an ensuite, and the main bathroom.

Move-in ready, making an ideal family home or buy-to-let investment.

## Property Information

Freehold  
Council Tax Band C  
EPC Rating C  
All mains services  
Gas central heating

## Ingleton Location

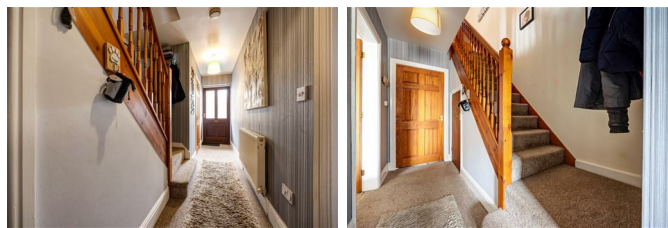
Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

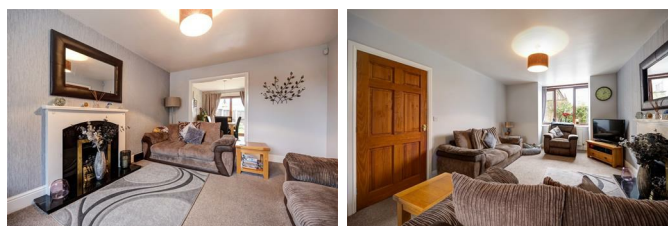
## Ground Floor

### Entrance Hall



Fitted carpet, radiator, staircase providing access to first floor, timber double glazed door with textured glass to front aspect.

### Sitting Room



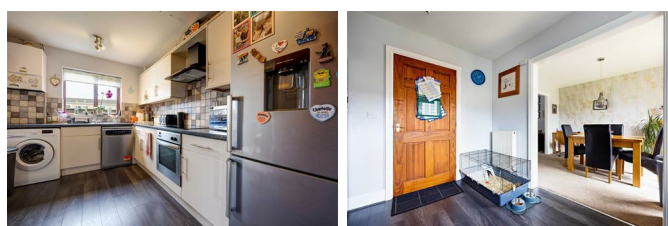
Fitted carpet, radiator, decorative fireplace, timber framed double glazed window to rear aspect.

### Dining Room



Fitted carpet, radiator, double glazed sliding patio doors.

### Kitchen



Wood laminate flooring, range of wall and base units, space for washing machine, dish washer and fridge freezer, single drainer sink, integrated oven, hob with extractor hood over, double glazed window to rear aspect.

### Cloakroom

Wood laminate flooring, radiator, wash basin, toilet, extractor, double glazed window.

### First Floor

## Landing



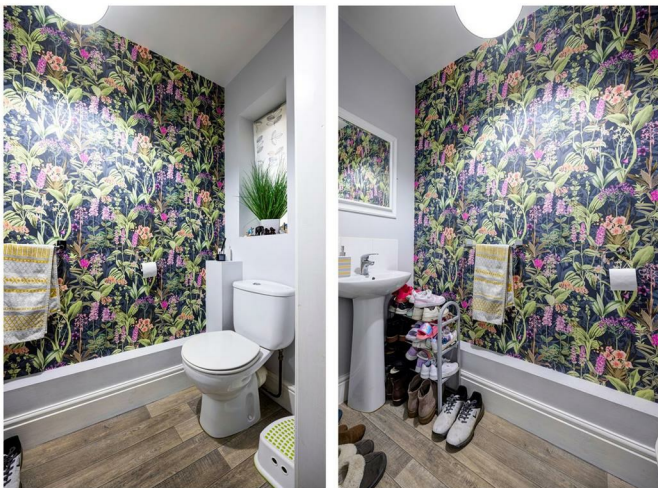
Fitted carpet, airing cupboard, loft access.

## Bedroom One



Double bedroom with fitted carpet, radiator, double glazed window to rear aspect.

## Ensuite



wash basin, toilet, shower cubicle, airing cupboard, double glazed window with textured glass to side aspect.

## Bedroom Two



Double bedroom, fitted carpet, double glazed window.

## Bedroom Three



Single bedroom with fitted carpet, fitted walk-in wardrobe, double glazed window to rear aspect.

## Bathroom



Wood laminate flooring, radiator, wash basin, toilet, bath with shower over, extraction, double glazed window with textured glass to rear aspect.

## External

### Rear



Enclosed rear yard with stone flagged patio, lawn bordered by established beds.

## 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

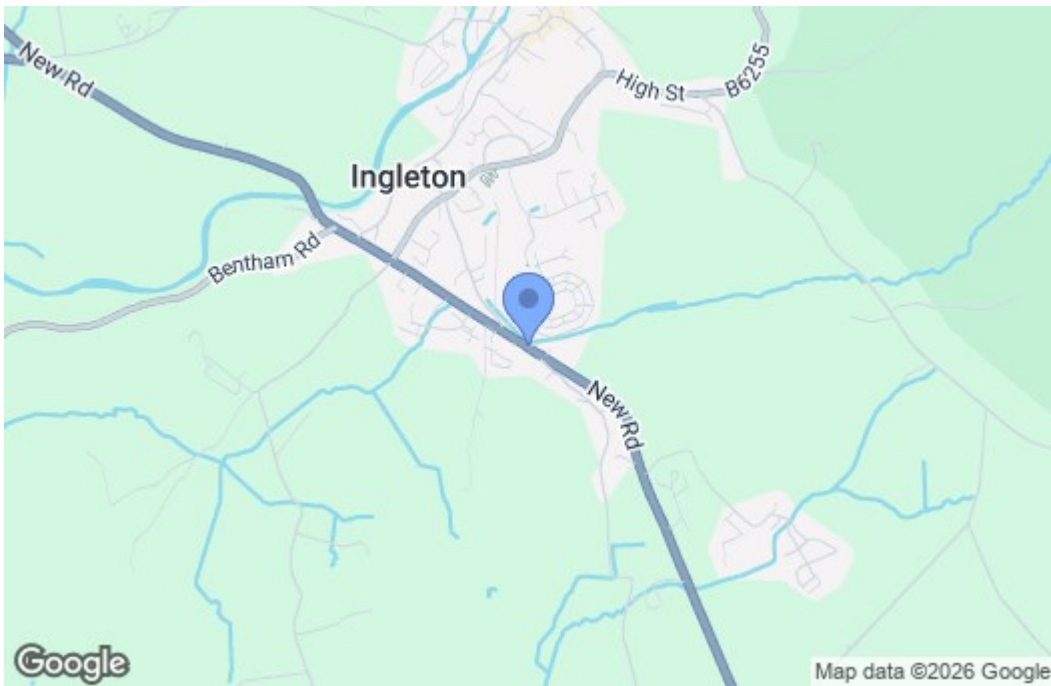
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

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

Area Map



Energy Efficiency Graph

