

I MANOR CLOSE

£200,000

Burton-in-Lonsdale, LA6 3NE

Situated in quiet cul-de-sac setting and enjoying pleasant countryside and fell views, a detached property offering potential to refurbish.

Built in the 1980's, the split-level accommodation is set over three floors with a double height hall, first floor sitting room and kitchen, two ground floor bedrooms and lower ground floor box room, bathroom and access to the integral single garage. Gardens to the front and rear and off road parking for one car.

A popular village location situated close to the Yorkshires Dales and Forest of Bowland National Landscape and highly accessible for road and rail links.





Welcome to **I MANOR CLOSE**

£200,000

Burton-in-Lonsdale, LA6 3NE

Here's our **TOP TEN** reasons to love **I Manor Close**:

1. **Location, location, location** - in a quiet, cul-de-sac position, enjoying lovely open countryside and fell views to the rear.
2. **Immense potential** - built in the 1980's, the property has been vacant for a number of years and now offers the potential for new owners to undertake a complete refurbishment and possibly reconfigure the layout.
3. **Split-level accommodation** set over three floors with a gross internal measurement of 1075 sq ft (99.9 sq m) to include the garage.
4. **Come on in** - arched double doors lead through the porch and into an attractive double height hall with exposed beams and high level storage. Stairs lead up to the first floor and into the kitchen with base and wall units, electric cooker and a pleasant outlook to the front. The sitting room is located to the rear with a stone fireplace and splendid far-reaching views.
5. **Bedrooms and bathrooms** - there are two bedrooms to the ground floor, a double overlooking the gardens, as well as a single to the front. Off the lower ground floor hall is a box room, a three piece bathroom with coloured suite and airing cupboard.
6. **Garaging and parking** - there is driveway parking for one car and an integral garage which can also be accessed from the house with up and over door, personnel door to the side, power, light, cold water tap and small undercroft storage area.
7. **Gardens** - to the front is a small lawn with herbaceous borders and paved path; to the rear, a flagged terrace, elevated garden with paved stone edging. The garden borders and overlooks a neighbouring garden.
8. **Village life** - this popular village has a community run local pub (The Punch Bowl Inn), a community run shop and post office, a village hall and sports pavilion and field, all within walking distance of Manor Close. Kirkby Lonsdale (5.9 miles), Settle (13.3 miles), Lancaster (15.3 miles) and Kendal (18.9 miles) provide a large selection of facilities.
9. **Further afield** - Burton-in-Lonsdale is extremely convenient for road links being c. 2.1 miles off the A65. Access to the M6 motorway is either at junctions 34 or 36, depending on the direction of travel. Travel by train with the nearest West Coast railway line stations at either Oxenholme (16.5 miles) or Lancaster (15.8 miles via A683). There is also a station at High Bentham with services running between Leeds, Skipton, Lancaster and Morecambe. Airports at Leeds Bradford (47.2 miles), Manchester (75.8 miles) and Liverpool (81.3 miles). The station at Settle is on the scenic Settle to Carlisle line.
10. **For those who like to spend time outdoors**, you will be spoilt for choice. Situated close to the Lune Valley, both the Yorkshire Dales and Lake District National Parks as well as the Forest of Bowland National Landscape, the area provides a stunningly scenic natural adventure playground for walkers, runners, climbers, cavers, potholers, cyclists, horse riders, wild swimmers and sailors.... and if you fancy a coastal walk, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.



You'll need to know...

- Mains electricity, gas, water and drainage
- Double glazed windows set into uPVC frames
- 1 Manor Close is banded D for Council Tax with North Yorkshire Council W: www.northyorks.gov.uk
- Sold as seen
- Freehold, with vacant possession on completion

To find the property - exit J34 of the M6 and take the A683 towards Kirkby Lonsdale. Proceed through the villages of Caton, Hornby and Melling, and turn immediately right after crossing Greta Bridge onto the A687 signed *Burton-in-Lonsdale*. Continue through Cantsfield and on entering Burton-in-Lonsdale, turn first left onto Manor Close. No. 1 is the fourth property on the left handside.

What3words reference: ///riot.skylights.barefoot

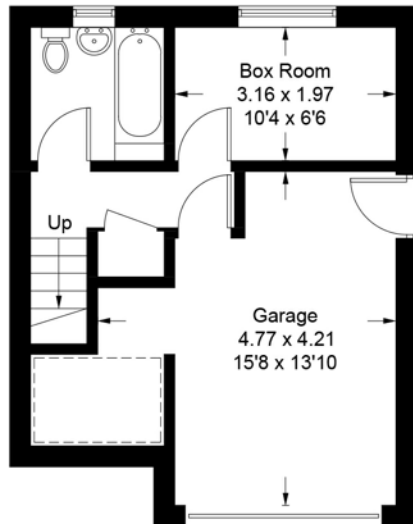
Money Laundering

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.

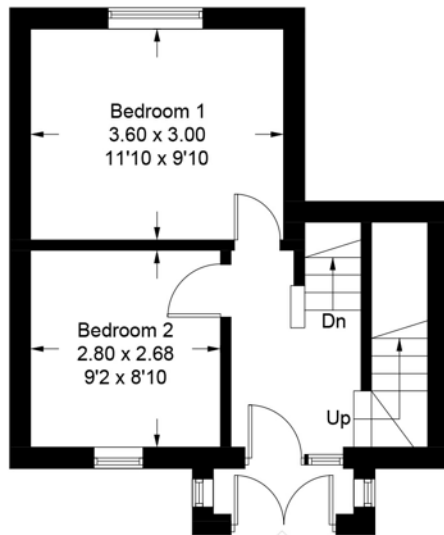
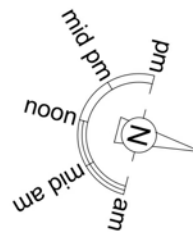


1 Manor Close, Burton-in-Lonsdale, LA6 3NE

Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft
 (Including Garage)

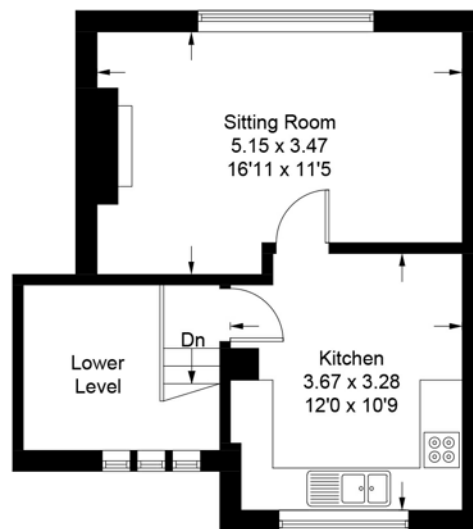


Lower Ground Floor



Ground Floor

IN



First Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1261960)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	70
EU Directive 2002/91/EC		
www.epc4u.com		

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