



Rosedale High Street, Burton In Lonsdale  
£230,000



## Rosedale High Street

### Burton In Lonsdale

A delightful well presented mid terraced property situated in the pleasant village of Burton In Lonsdale close to all local amenities which include a community run grocery store, post office and a number of clubs and societies. There is an excellent recreation ground with an outdoor gym, playground, sports pavilion and all weather pitch. The property has easy access to the Yorkshire National Park, Lake District National Park and neighbouring towns. Nestled in the heart of this charming village, this delightful mid-terraced property offers the perfect blend of character and comfort. The current owners have fully renovated the property and put a lot of hard work and love into it to bring it to what it is today. Partly double glazed, the property exudes a warm and welcoming ambience. Stepping into the property you are welcomed by the sitting room, where a multi fuel burner adds a cosy touch, ideal for relaxing evenings. From here the property flows through to the light and airy kitchen diner which is a fabulous space to cook and entertain, with garden views bringing nature indoors. Upstairs, two double bedrooms provide peaceful retreats, complemented by an ample loft space for storage or potential expansion. A three-piece suite family bathroom completes the interior, ensuring modern convenience having a walk in shower, W.C., and wash hand basin. B4RN internet is also available at the property.

Outside, enjoy the serene gardens to the front and rear, offering a tranquil escape from the hustle and bustle. The rear garden features an elevated lawn, accessed by stone steps, and enclosed by hedges and fences for privacy. A shed and small outhouse provide additional storage options, while space for garden furniture invites al fresco dining and relaxation. The front gravelled area offers further outdoor space for potted plants and seating arrangements, making it an ideal spot to enjoy the fresh air.

Don't miss the opportunity to make this charming property your own, in a desirable location offering a peaceful lifestyle within reach of local amenities. With on-street parking adding convenience, this could be the perfect place to call home.



- Charming mid terraced property
- Double glazing to part
- Sitting room with multi fuel burner
- Quiet village location
- Light and airy kitchen diner
- Gardens to the front and rear
- Two double bedrooms
- Ample loft space
- Three piece suite family bathroom
- On street parking

**COUNCIL TAX: BAND A**

**EPC RATING D**

**TENURE: FREEHOLD**

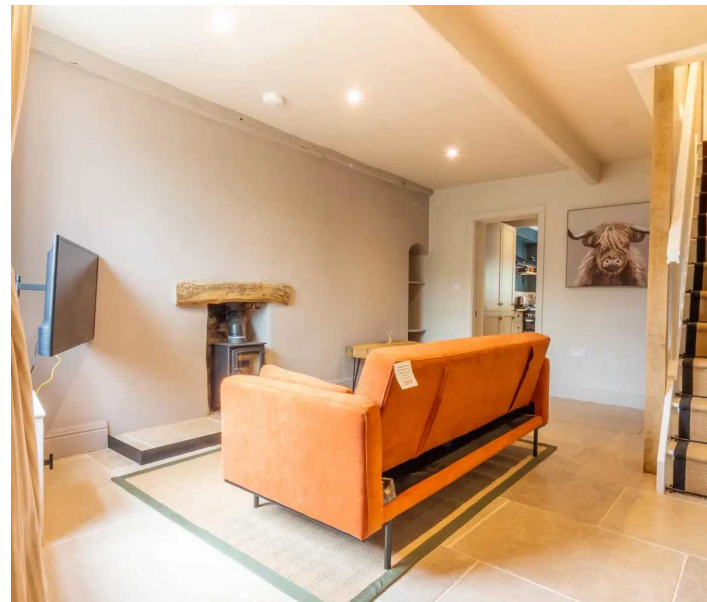
**SERVICES**

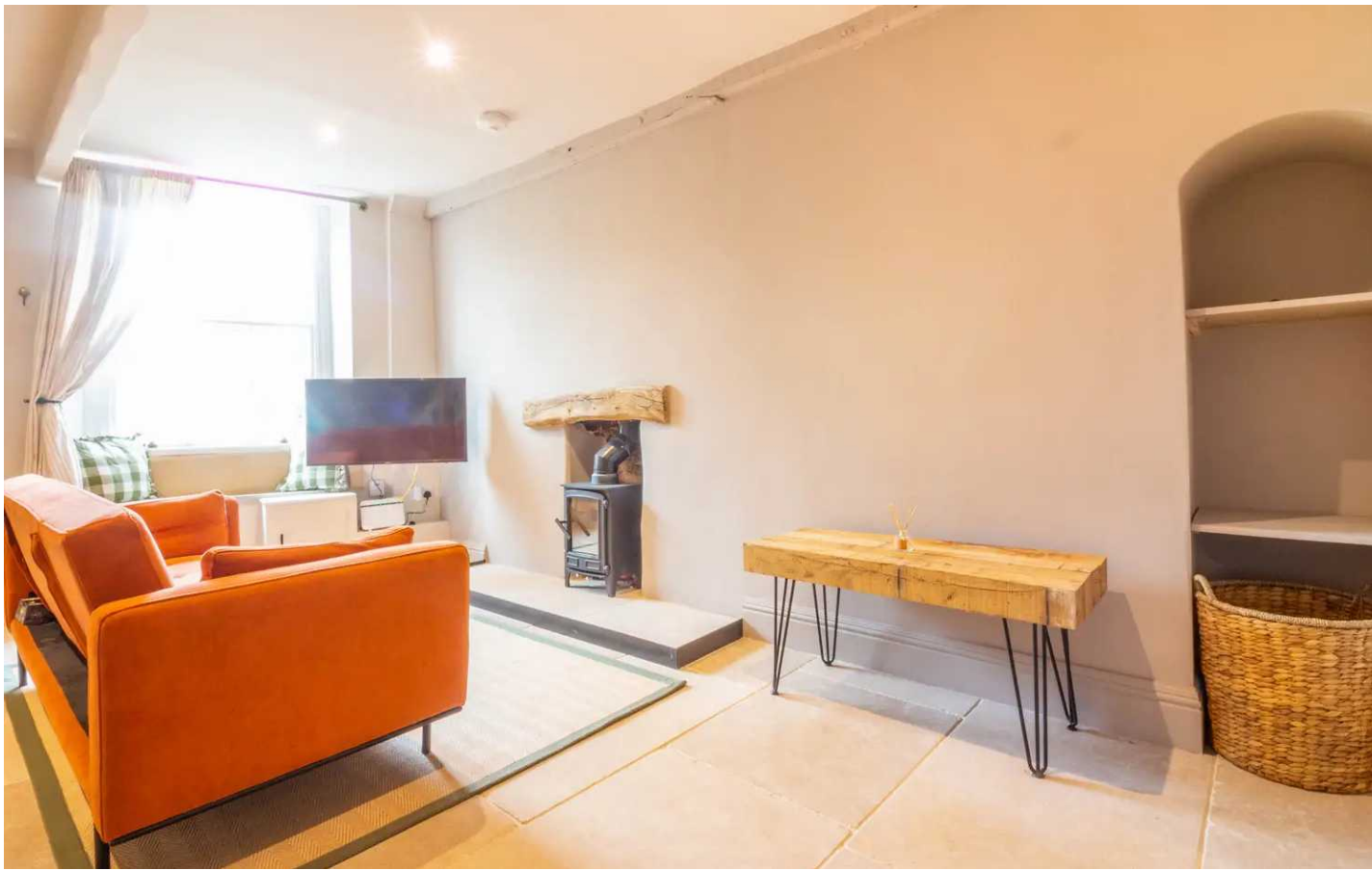
Mains electric, mains gas, mains water, mains drainage.

**DIRECTIONS**

From Kirkby Lonsdale follow the A65 towards Ingleton, before entering Ingleton take a right just before the Country Harvest Farm shop and follow the A687 to Burton In Lonsdale. Upon entering the village you can find Rosedale on the right hand side.

**WHAT3WORDS: slugs.rely.airfields**





## GROUND FLOOR

### SITTING ROOM

17' 5" x 11' 5" (5.32m x 3.49m)

### KITCHEN DINER

13' 4" x 11' 5" (4.07m x 3.49m)

## FIRST FLOOR

### LANDING

10' 9" x 5' 3" (3.27m x 1.59m)

### BEDROOM

11' 5" x 11' 0" (3.49m x 3.35m)

### BEDROOM

11' 7" x 7' 9" (3.52m x 2.36m)

### BATHROOM

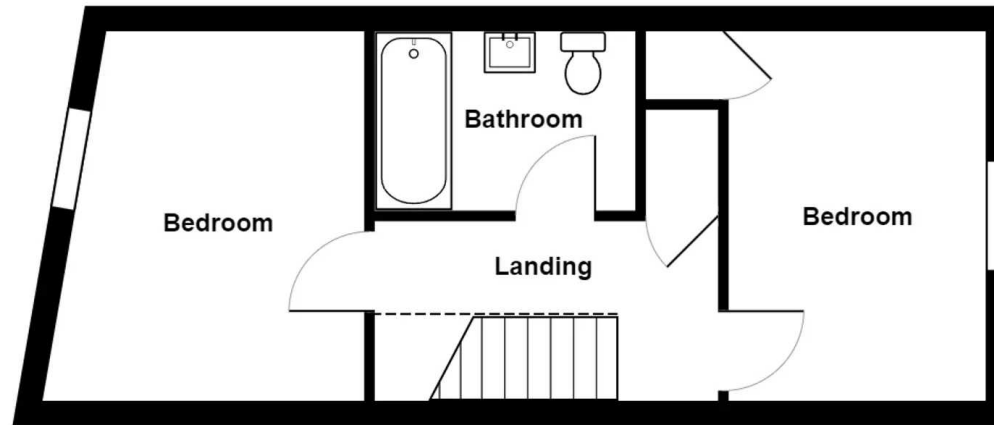
8' 2" x 5' 6" (2.50m x 1.68m)











**First Floor**



**Ground Floor**

Rosedale, High Street, Burton In Lonsdale

Total Area: 60.4 m<sup>2</sup> ... 651 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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**THW Estate Agents**

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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