



Burton In Lonsdale

£195,000

11 Burton Hill, Burton In Lonsdale, Carnforth, LA6 3LQ

Located in the picturesque village of Burton-in-Lonsdale-on the edge of the Yorkshire Dales National Park and within easy reach of the market towns of Kirkby Lonsdale and Ingletton. 11 Burton Hill is a well-presented two-bedroom true bungalow offering a great balance of rural peace and everyday convenience. Set in an elevated position with pleasant views, this well-maintained home features a carefully arranged layout with generous proportions and plenty of natural light throughout.

Quick Overview

- True Bungalow in a Peaceful Village setting
- Two Bedrooms & One Bathroom
- Elevated Position with Pleasant Views
- Private Driveway Providing Off-Road Parking
- Enclosed Rear Garden
- Ideal for Downsizers, Retirees, or Those Seeking Single-Level Living
- Easy Access to the Yorkshire Dales and Nearby Market Towns
- Scope to Personalise
- No Onward Chain
- Ultrafast Broadband Available*



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3632



Kitchen



Kitchen



Living Room



Living Room

A few steps lead from the driveway to a practical entrance porch, ideal for coats and shoes. The living room is warm and welcoming, centred around a gas fireplace and enjoying a bright front-facing aspect.

The kitchen is located at the front of the property, with a pleasant garden outlook. It includes a range of wall and base units, a stainless steel sink, oven, dishwasher, fridge freezer and four-ring gas hob. There is also space for a washing machine and drier. Just off the kitchen, a rear porch currently serves as a useful utility area with a washing machine and tumble dryer included in the sale.

The inner hallway provides access to the loft, where the boiler is located and includes built-in storage. Both double bedrooms enjoy a quiet rear aspect, with the main bedroom benefiting from fitted wardrobes. The three-piece bathroom comprises a bath, WC, and basin, offering functionality with potential for updating if desired.

Outside, the front garden is laid to lawn, while the private driveway provides parking and leads to a detached garage with an electric door. To the rear, the enclosed garden features a lawn and patio area, with a raised section ideal for seating or a hot tub-perfect for making the most of the peaceful setting.

This well-cared-for bungalow offers the opportunity to enjoy village life in a scenic and friendly location, with good transport links, countryside walks, and local amenities all nearby. Whether you're looking to downsize, retire, or enjoy single-storey living, 11 Burton Hill is well worth viewing.

Accommodation with approximate dimensions:

Living Room 16' 2" x 10' 11" (4.93m x 3.33m)

Kitchen 9' 9" x 9' 0" (2.97m x 2.74m)

Utility 8' 1" x 4' 9" (2.46m x 1.45m)

Bedroom One 10' 10" x 10' 5" (3.3m x 3.18m)

Bedroom Two 10' 5" x 9' 8" (3.18m x 2.95m)



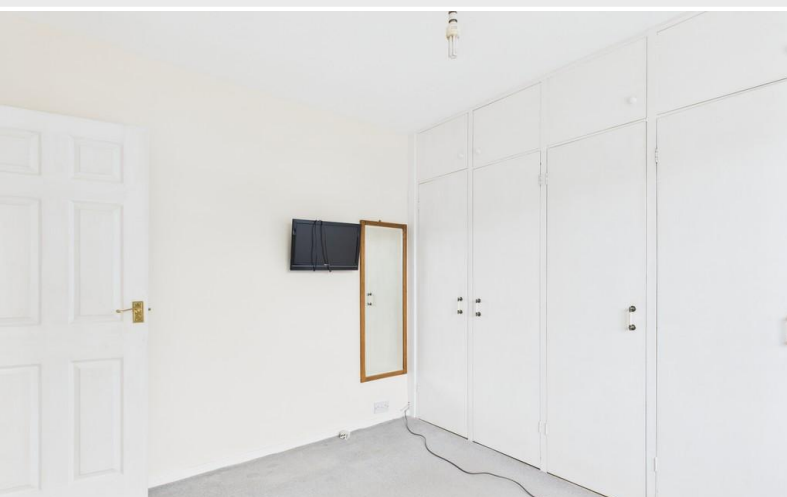
Kitchen



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Property Information

Garage 15' 8" x 9' 10" (4.78m x 3m)

Single garage with electric door, light and power.

Parking

Off Road Parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

North Yorkshire Council - Band C

Services

Mains water, gas, electricity, drainage. Gas Central Heating.

Energy Performance Certificate

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

What3words ///crisis.dish.unsightly

Viewings

Strictly by appointment with Hackney & Leigh.

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Rear Aspect



Garden



Garden



Rear Aspect

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Meet the Team

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Burton Hill, Burton In Lonsdale, Carnforth, LA6

Approximate Area = 646 sq ft / 60 sq m (excludes stores)

Garage = 154 sq ft / 14.3 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1284480

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