

Ingleton

£150,000

1 Thacking Lane, Ingleton, Carnforth, LA6 3EQ

A pleasantly presented ground floor flat, ready and waiting for a new buyer to move in and enjoy, offering three bedrooms, kitchen diner and light and spacious living room, completed with a laid lawn to the front.

Ideally located in the centre of Ingleton with views to the playing fields and having the benefit of an allocated parking space and visitor parking, this is a great home for a range of buyers from first-time homeowners to those looking for an ideal investment opportunity.

Quick Overview

Wonderful Ground Floor Flat

Three Bedrooms & One Bathroom

Light & Bright Living Spaces

Well-Presented Front Garden

Situated on a Generous Corner Plot

Off Road Parking

Ideal Investment Opportunity

Welcoming Village Location

Close to Local Amenities

Ultrafast 1000 Mbps Broadband Available



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Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3446



Kitchen



Kitchen/Dining Room



Living Room



Garden

Property Overview

This fantastic ground floor flat is a great find, with ample potential as an investment opportunity or great starter home for a first time buyer with two double bedrooms and single/office room, spacious living room and kitchen diner, completed with a generous lawn garden to the front.

Step through the door into the spacious entrance hall with ample space for storing shoes and hanging coats with access into the living spaces. To the left is the generous living room, light and bright with front aspect window overlooking the garden and electric fire for cosying down on those cooler evenings. The kitchen is well-fitted with wall and base units, complementary work top and tiled splashback and stainless steel sink with drainer. Integrated appliances include an electric oven with four ring hob and extractor over and there is space for an undercounter dishwasher/washing machine and freestanding fridge freezer. The kitchen also houses the Baxi boiler with space for a dining table with side door leading into the garden.

Bedroom one is located to the rear, a double room with space for additional furniture whilst bedroom two is to the front aspect with views over the garden, also a great double room. Finally, bedroom three makes a great child's room or home office with a side aspect window. The family bathroom is a modern fitted three piece suite with complementary tiled walls, heated ladder towel radiator and comprises a bath with shower over, pedestal sink and W.C.

Completing the picture is the garden; situated on a corner plot, 1 Thacking Lane enjoys a generous lawn with low rise steps leading to the front door and patio for outdoor seating. There is also a greenhouse and raised flowerbed, ideal for a keen gardener to enjoy and two log stores provide great storage, one of which is used by the neighbouring flat.

Location

Ingleton is a thriving village and key destination for holidays and day trips. With a good range of bars, pubs and shops, the apartment is located right in the heart of the village and is ideally located for the open air swimming pool and famous Waterfalls Walk. Ingleton sits at the foot of Ingleborough, an ideal base for great days out in the Yorkshire Dales, providing superb opportunities for those who love the outdoors.

The A65 enables easy access to the charming market towns of Settle and Kirkby Lonsdale, as well as a direct route into the Lake District National Park. Kendal is just 30 minutes in the car. As well as the Lakes and Dales, the Forest of Bowland is close by and the coast at Morecambe Bay is a 35 minute drive. Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line.

Directions

From Kirkby Lonsdale follow the A65 to Ingleton, take the first left after passing over the bridge. Follow this road going through the village. Take a left turn onto Thacking Lane and follow the road to the end and you will find parking on the left hand side.

What3Words ///powering.diets.resolved

Accommodation (with approximate dimensions)

Living Room 11' 6" x 10' 2" (3.51m x 3.1m)

Bedroom One 12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom Two 10' 11" x 7' 8" (3.33m x 2.34m)

Bedroom Three 7' 7" x 6' (2.31m x 1.83m)

Kitchen 10' 11" x 9' (3.33m x 2.74m)

Property Information

Outside Laid lawn to the front on a generous corner plot, hard standing to the side with patio for outdoor seating and greenhouse with raised flower bed ready for a keen gardener to enjoy. A log store provides great additional storage with a second used by the neighbour.

Services

Mains gas, water, drainage and electricity.

Council Tax

Craven District Council Band C.

Tenure

Leasehold. The lease is for 999 years and commenced on the 01/06/1982. Ground rent of £20 per year is payable.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



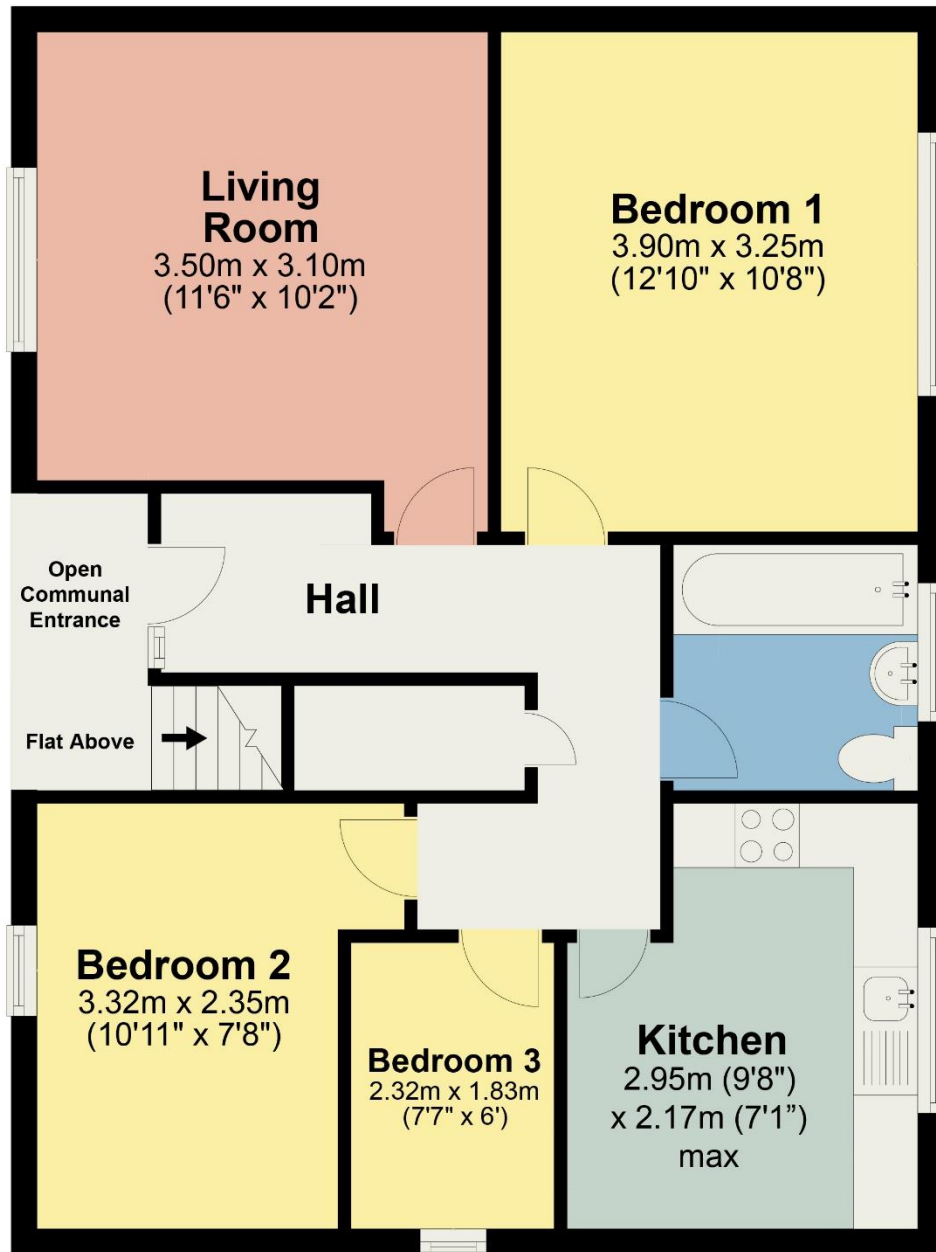
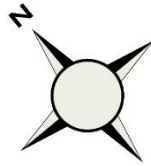
Bedroom Two



Bedroom Three/Office



Bathroom



Total area: approx. 64.7 sq. metres (696.9 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3446

A thought from the owners... "this property has a lovely location and is in the heart of the village".

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