



# Ingleton

£144,000

25 Thacking Lane, Ingleton, Carnforth, LA6 3EQ

Located within the village of Ingleton in the Yorkshire Dales – an area of outstanding natural beauty set on the edge of the Yorkshire Dales National Park, this ground floor flat provides light and bright living spaces with two bedrooms, spacious living room, bathroom, kitchen and a private garden to the rear.

The property is in a peaceful location yet only a few minutes' walk to the centre of the village. The front of the property overlooks a grassy park with shrubs and trees and the rear of the property has a private garden which is a great feature, particularly in the summer months. The property has provided a much-loved home which would now benefit from some internal modernisation to create a wonderful home or holiday home for the future owner. This is a great opportunity for a range of buyers from first-time homeowners to those looking for an investment property.

## Quick Overview

Delightful Ground Floor Flat  
 Two Bedrooms & One Bathroom  
 Light & Bright Throughout  
 Scope for Updating & Modernisation  
 Attractive Rear Garden  
 Fantastic First Home or Investment  
 opportunity  
 Off Road Parking  
 Peaceful Location & Pleasant Views  
 Close to all Local Amenities  
 Ultrafast 1000 Mbps Broadband Available



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1



1



TBC



B4RN  
Broadband



Off Road  
Parking

Property Reference: KL3457





Kitchen



Kitchen



Living Room



Thacking Lane

## Property Overview

This wonderful ground floor flat has great potential; whether searching for an investment opportunity or first home, this property has plenty on offer.

On approach to the property, park in the private car park and follow the path, taking in the view of the park beyond providing a peaceful setting within this welcoming village. Step through the door into the living room, a light and bright space with front aspect window providing uninterrupted views of the trees and grassy park beyond, creating a wonderful outlook for every season.

Follow into the hallway where you will find bedroom one, a pretty room with rear aspect window enjoying a view of the garden with space for a double bed and additional furniture as desired whilst bedroom two is a single room to the front with handy storage cupboard, offering the potential to be an integrated wardrobe. Across the hallway is the bathroom, a three piece suite, comprising a panelled bath, wooden sink unit with hand wash basin and W.C with complementary part tiled walls.

Finally, step into the kitchen, now in need of some updating, which comprises wall and base units, stainless steel sink with drainer, complementary work top and tiled splash back with space for an undercounter dishwasher/washing machine, a fridge freezer and an oven. This room also houses the boiler. Completing the picture is the rear garden, accessed from the kitchen with patio for outdoor seating and raised flower bed, creating a tier to the lawn, enclosed for safety with the potential to really make this space your own.

So, if you're looking for a property that is ready for some modernisations with the scope to really add your own stamp to, this flat may just be the one for you!

## Location

Ingleton sits at the foot of Ingleborough one of the 'Three Peaks', which can be ascended from the village. There is some stunning limestone scenery. Ingleton is also home to the spectacular 'Ingleton Waterfalls' and these are accessible on foot from the village. The White Scar Caves are a couple of miles away and provide guided tours. Ingleton is the perfect location for those who love nature and enjoy walking and outdoor pursuits.



The village has a beautiful outdoor swimming pool open all year round for heated swimming in the summer and cold-water swimming in the winter months. The swimming pool is just a few minutes' walk from the property. The village has a thriving Community Centre, several Churches, a Doctors' Surgery, community gym, bike track, bakery, butcher's, hairdresser's, plant nursery, outdoor pursuits, climbing wall, independent gift shops, a pottery, cafes, two Co-op grocery stores, a petrol station, restaurants, and several pubs. Ingleton also has a primary school and secondary education is a short drive away in the market towns of Kirkby Lonsdale and Settle.

**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** ///marginal.stung.events

#### Accommodation (with approximate dimensions)

**Living Room** 13' 1" x 10' 10" (3.99m x 3.3m)

**Bedroom One** 10' 6" x 6' 11" (3.2m x 2.11m)

**Bedroom Two** 8' 6" x 5' 11" (2.59m x 1.8m)

**Kitchen** 11' 2" x 6' 4" (3.4m x 1.93m)

#### Outside

An enclosed rear garden, mostly laid to lawn with flower bed and patio for outdoor seating provides a peaceful retreat, a great feature especially throughout the summer.

#### Parking

This property also comes with a car parking space plus the use of a visitor's parking space in a private car park next to the property – a real benefit in a popular Dales village.

#### Services

Mains gas, water, drainage and electricity. Gas central heating and uPVC double glazing.

#### Council Tax

Craven District Council Band A.

#### 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.



Bedroom One



Bedroom Two

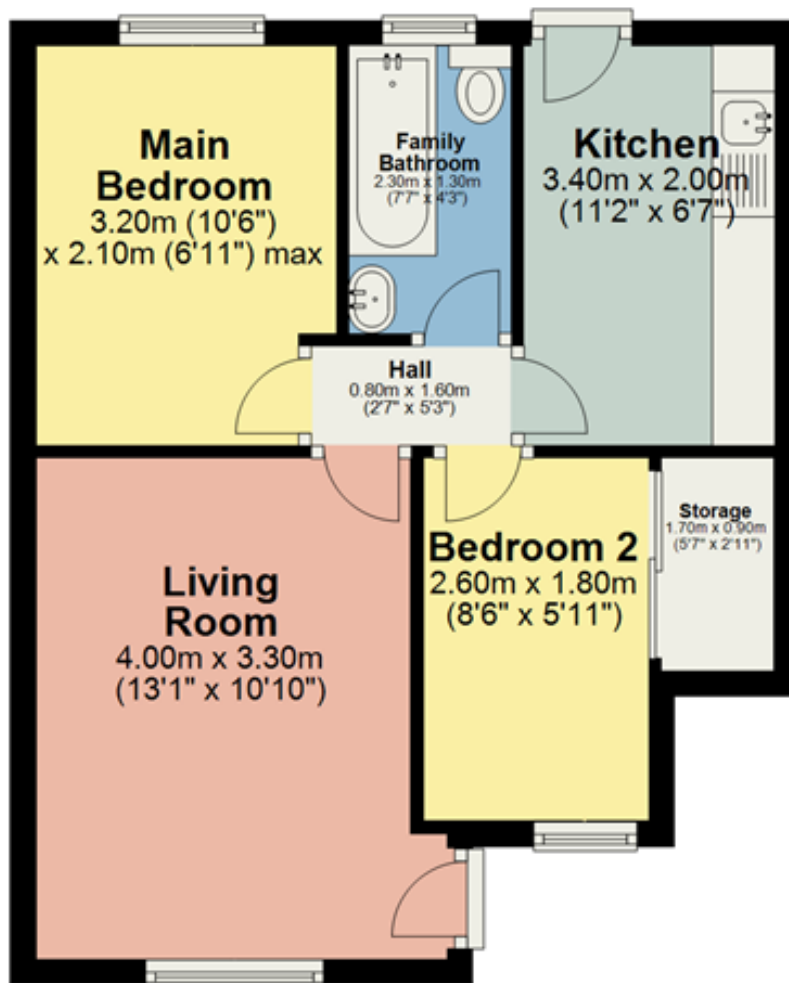


Bathroom



Garden

## Ground Floor



Total area: approx. 37.9 sq. metres (408.0 sq. feet)

For illustrative purposes only. Not to scale. REF  
Plan produced using PlanUp.

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