



# Ingleton

£177,000

64 New Village, Ingleton, Carnforth, LA6 3DQ

64 New Village offers a wonderful opportunity to purchase a spacious family home, ready for a new buyer to make their own with living room, dining room and kitchen to the ground floor and three great sized bedrooms with family bathroom to the first floor.

Having undergone recent works by the current vendor to upgrade the property with new central heating system, rewiring and replacement of some windows, this home is now ready for its new owners to add their own tastes and requirements.

## Quick Overview

- Wonderful Family Home
- Three Bedrooms & Bathroom
- Kitchen with Separate Dining Room
- Two Reception Rooms
- Opportunity to Add a Personal Touch
- Gardens to the Front & Rear
- On Street Parking
- Close to Local Amenities
- Ideal for First Time Buyers or Investors
- Superfast 51 Mbps Broadband Available



3



1



2



TBC



Superfast  
Broadband\*



On Street  
Parking

Property Reference: KL3440



Living Room



Dining Room



Kitchen



Rear Garden

### Property Overview

64 New Village offers a great opportunity to acquire a light, bright and spacious family home within the popular village of Ingleton, close to local amenities and transport links with views to the fells beyond.

Step through the front door into the living room with feature fireplace and large front aspect window, allowing light to flow effortlessly throughout. Follow into the dining room, a great social space to enjoy meals with the family with fireplace and hearth and integrated storage cupboard. Both rooms also enjoy new carpets creating a modern feel with scope to add your own touch.

To the rear of the property is the hallway with stairs to the first floor and handy under stairs cupboard with light and power, great for additional storage or appliances. The kitchen is newly fitted with wall and base units, complementary work tops, oven with four ring hob and stainless steel sink with drainer also offering space for an undercounter washing machine and fridge/freezer. A door provides access into the rear garden, a private yard with patio for outdoor seating and access into two outbuildings; one of which with light and power, great for storage or potential as a utility and a second with light for additional storage.

Follow the stairs to the first floor where you will find the bedrooms and family bathroom. Bedroom one and two are generous doubles with large front aspect windows and ample space for additional furniture to suit, whilst bedroom three is a single room to the rear aspect with space for bedside furniture.

Finally, the family bathroom, now ready for some updating, comprises a bath, pedestal sink and W.C. with handy storage cupboard.

### Location

Ingleton is a vibrant village, located immediately on the border of the Yorkshire Dales National Park and sitting just below the 'Three Peaks'. It is popular with tourists who enjoy walking and outdoor pursuits with some stunning limestone scenery and is also only c25 miles from the southern Lake District.

The village offers a good range of bars, pubs and shops and essential services, together with schools, church and community centre. The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open-air swimming pool and a large Co-op grocery store with petrol forecourt. Ingleton is within easy reach of the M6 and West Coast Main Line (Oxenholme) and the market towns of Kendal, Settle and Lancaster.

What3words ///mills.stumble.wades

**Accommodation (with approximate dimensions)**

**Living Room** 13' 1" x 9' 10" (3.99m x 3m)

**Dining Room** 13' 1" x 11' 10" (3.99m x 3.61m)

**Kitchen** 7' 10" x 8' 2" (2.39m x 2.49m)

**First Floor**

**Bedroom One** 13' 1" x 12' 2" (3.99m x 3.71m)

**Bedroom Two** 13' 1" x 9' 10" (3.99m x 3m)

**Bedroom Three** 7' 10" x 6' 7" (2.39m x 2.01m)

**Property Information**

**Outside**

A gate into the front garden creates a sense of privacy, whilst a rear yard offers a great space for outdoor seating with two outhouses, both ideal for storage, both with light and one with power.

**Services**

Mains gas, water, drainage and electricity.

**Council Tax**

Craven District Council. Band A.

**Tenure**

Freehold. Vacant possession upon completion.

**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

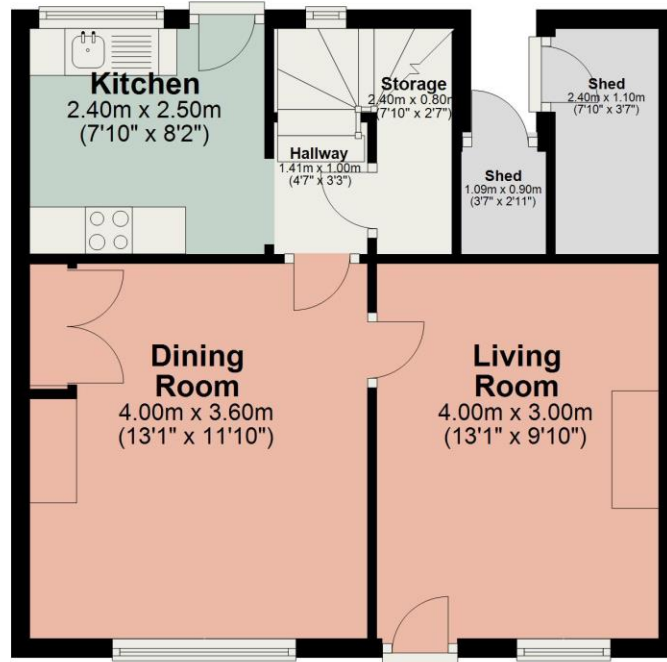


Bedroom Three

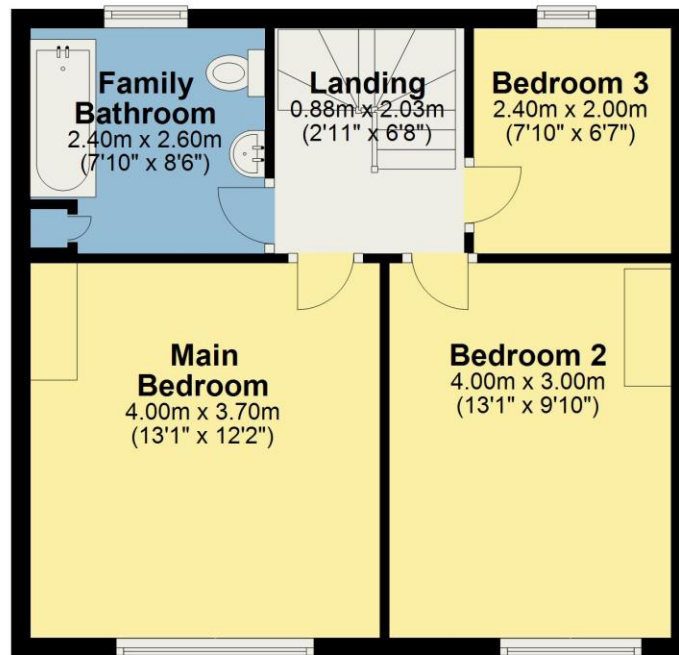


Bathroom

## Ground Floor



## First Floor



Total area: approx. 86.7 sq. metres (932.8 sq. feet)

For illustrative purposes only. Not to scale. REF

A thought from the owners... I have really enjoyed the convenience of this home with good bus routes to Skipton, Kirkby and Lancaster and I've also enjoyed being able to walk into the village for shopping, takeaways, cafes and leisure.

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