

## Ingleton

£197,500

4 Bank End , Ingleton, Carnforth, LA6 3HE

Welcome to 4 Bank End, a wonderful stone faced home within the thriving village of Ingleton. Enjoying three good sized bedrooms and bathroom, with a generous living room and modern kitchen, this home is ideal for those looking or a first home for ideal bolthole. To the rear, the patio garden provides the ideal space for soaking up the sun during the summer months.

Now ready for a new buyer to make their own, this home is ideal for first time buyers and retirees alike!

### Quick Overview

Wonderful Mid Terraced Home  
Three Bedrooms & One Bathroom  
Peaceful Village Location  
Close to Amenities & Transport Links  
Living Room & Modern Kitchen  
Rear Patio Garden  
Ideal for First Time Buyers  
No Onward Chain  
Opportunity to Add a Personal Touch  
Ultrafast Broadband Available



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: KL3525



Living Room



Living Room



Kitchen



Rear Garden

## Property Overview

Step in through the front door into the generous living room, with front aspect window and focal stone fire surround, ready for a fire to be inserted, with stairs leading to the first floor. With space for a dining table, there is ample space to enjoy meals with the family, and a door opens into the inner hallway, ideal for hanging coats with access into the shower room.

The shower room offers neutral décor and is now ready for a new buyer to add their own touch, comprising a corner shower, W.C., pedestal sink and part tiled walls.

Turning right, you are welcomed into the kitchen; a modern and well fitted space with shaker wall and base units, complementary worktop and tiled splashback, with a stainless steel sink and drainer. Integrated appliances include a Cooke & Lewis oven and hob with extractor over, with space for an undercounter fridge and a door leading out to the rear patio garden.

Follow the stairs to the first floor, split level landing where you will find the three bedrooms, all being well presented with a modern feel. Bedroom one and two are both double rooms offering ample space for additional furniture, whilst bedroom three is a smaller room, enjoying a window to the front aspect.

**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** [///turned.raft.alerting](https://www.what3words.com/turned.raft.alerting)

### Accommodation (with approximate dimensions)

Living Room 14' 6" x 11' 4" (4.42m x 3.45m)

Kitchen/Diner 8' 5" x 7' 10" (2.57m x 2.39m)

Bedroom One 14' 6" x 8' 5" (4.42m x 2.57m)

Bedroom Two 12' 1" x 8' 4" (3.68m x 2.54m)

Bedroom Three 8' 6" x 5' 5" (2.59m x 1.65m)

### Property Information

#### Outside

A low maintenance patio garden to the rear provides space for outdoor seating, ideal for entertaining in the summer months. There is also a separate outbuilding, ideal for storing bikes.

#### Services

Mains gas, water, drainage and electricity.

#### Council Tax

Craven District Council Band B.

#### Tenure

Freehold. Vacant possession upon completion.

#### N.B

There is a flying freehold at the property in bedroom three.

#### 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

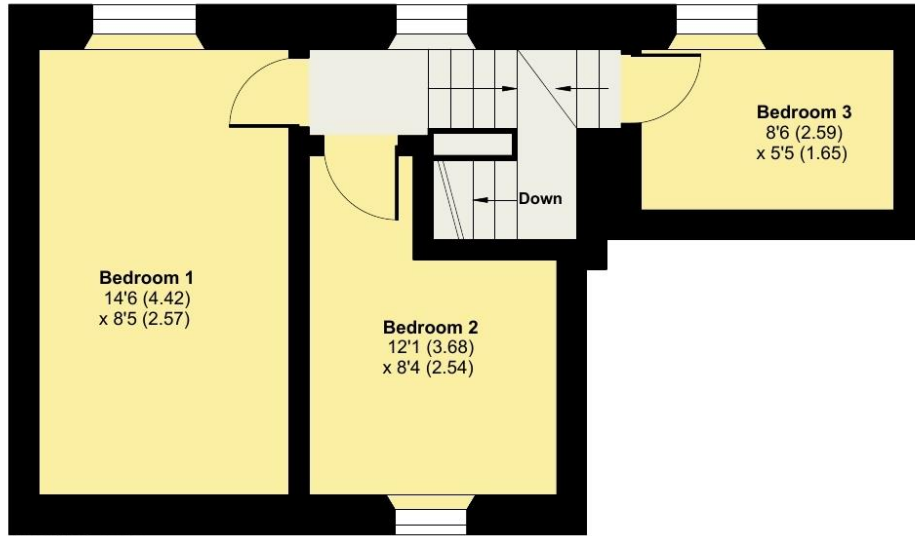


Bathroom

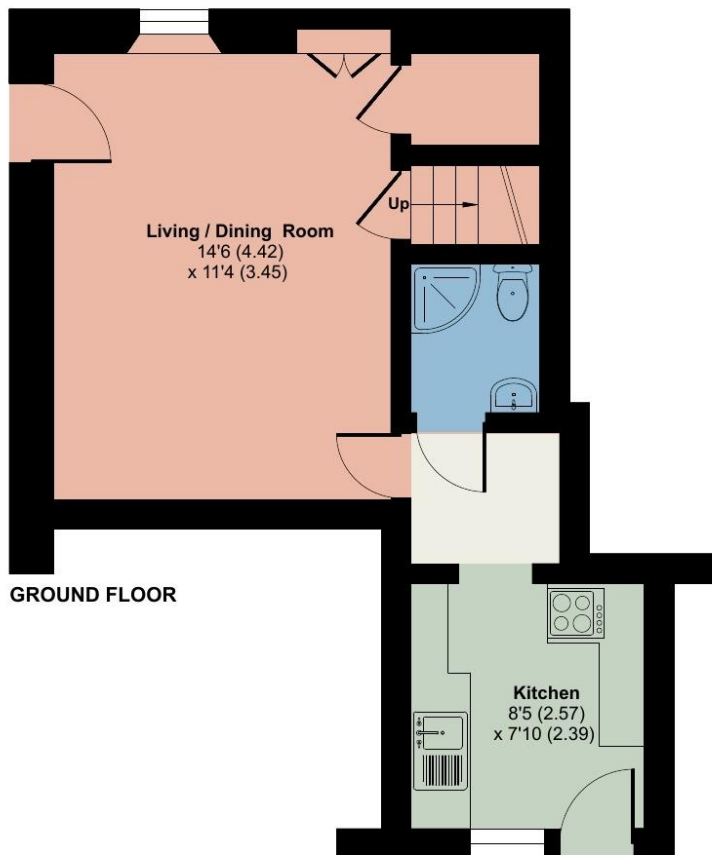
# Bank End, Ingleton, Carnforth

Approximate Area = 652 sq ft / 61 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 803996

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