



15 NEW ROAD, INGLETON
£272,500





15 NEW ROAD, INGLETON, CARNFORTH, LA6 3HL

Substantial, stone built, 4-bedroom semi-detached house, located in a convenient position on the edge of Ingleton Village, approximately ½ a mile from the village centre.

Spacious, well-presented accommodation laid over two floors, with upvc double glazed windows and gas fired central heating.

Unrestricted street parking to the front with side access to large rear garden/parking area, with parking/turning for several vehicles.

Spacious family house with well-planned accommodation laid over two floors, with upvc double glazed windows and gas fired central heating.

Good sized family house well worthy of internal inspection to appreciate the size and layout. Two reception rooms, central hallway and kitchen to the ground floor, 4 bedrooms, landing and well-appointed house bathroom to the first floor.

Ingleton is a thriving village set amid scenic countryside on the edge of the Yorkshire Dales National Park under Ingleborough.

The village has all local amenities including shops, public houses, churches, primary school and regular bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Central Entrance Hall, Living Room, Kitchen, Dining Room.

First Floor:

Landing, 4 Bedrooms, House Bathroom.

Outside

Unrestricted Street Parking, Large Rear Garden/Parking and Turning Area.

ACCOMMODATION:

GROUND FLOOR:

Central Hallway:

3'4" x 4'10" (1.02 x 1.47) plus 3'4" x 19'9" (1.02 x 6.02)

Vestibule entrance with external entrance door, inner door, staircase to the first floor.

Living Room:

25'0" x 12'9" (7.62 x 3.89)

Through room, upvc double glazed windows to the front and rear, fireplace with wood fire surround, two radiators.





Living Room:



Dining Room:

12'9" x 11'6" (3.89 x 3.51)

Upvc double glazed window and radiator.



Kitchen:

11'9" x 11'6" (3.58 x 3.51)

Range of base units with complementary worksurfaces, wall units, gas hob, electric built in oven, extraction hood, stainless steel sink with mixer tap, plumbing for washer, radiator, space for table.



Rear Lobby:

2'9" x 3'10" (0.84 x 1.17)

External rear entrance door, understairs store cupboard.



FIRST FLOOR:

Landing:

5'9" x 12'2" (1.75 x 3.71)

plus 2'10" x 6'1" (0.86 x 1.85)

Return staircase with window off the ½ landing, access to 4 bedrooms and bathroom, loft access.

Bedroom 1:

12'6" x 12'6" (3.81 x 3.81)

To the front, double bedroom, upvc double glazed window, radiator.



Bedroom 2:

12'4" x 11'4" (3.76 x 3.45)

To the rear, double bedroom, upvc double glazed window, radiator, built in cupboard, cylinder cupboard with factory insulated cylinder, gas fired central heating boiler.



Bedroom 3:

12'0" x 9'3" (3.66 x 2.82)

To the rear, double bedroom, upvc double glazed window, radiator.



Bedroom 4:

12'9" x 8'3" (3.88 x 2.52)

Upvc double glazed window, radiator.





House Bathroom:

9'3" x 6'0" (2.82 x 1.83)

Well-appointed 4-piece bathroom suite comprising bath, large shower enclosure with shower off the system, wall mounted wash hand basin, low flush WC, tiled walls, tiled floor, heated towel rail.



OUTSIDE:

Exceptional large rear garden with vehicle access off New Road, parking for several vehicles, plus gardens, laid to lawn, flower beds etc.



AGE:

Approximately 1900

Directions:

Enter Ingleton Village on the A65 from Settle, go past the Mason Arms Pub on the left, No.15 is on the right-hand side after approximately 100 yards, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.



Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

15 NEW ROAD INGLETON CARNFORTH LA6 3HL	Energy rating D
Valid until 18 December 2030	Certificate number 8710-2022-4009-0371-5296

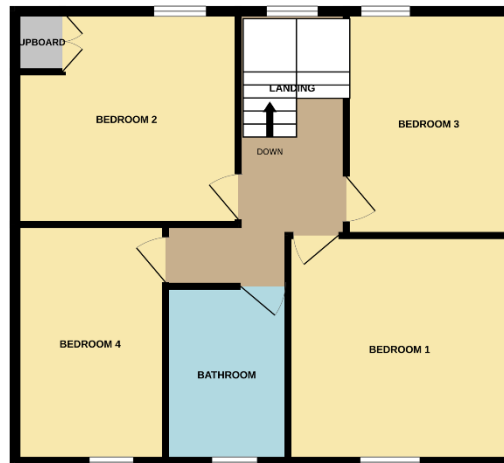
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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