



10 BURNMOOR VIEW, INGLETON
£195,000





10 BURNMOOR VIEW, INGLETON, CARNFORTH, LA6 3BL

Two bedroomed end terraced house standing within good sized gardens on the edge of Ingleton Village offering spacious accommodation laid over two floors.

Light and airy with large living room to the front, dining kitchen and utility room to the ground floor, plus landing two double bedrooms and bathroom to the first floor.

Upvc double glazed windows and external doors, gas fired central heating.

Ideal family home or first-time buyer property subject to North Yorkshire County Council occupancy clause.

Well worthy of internal inspection to appreciate the layout, condition and position.

Ingleton is a popular village situated on the edge of the Yorkshire Dales National Park and scenic countryside.

The Village offers all local amenities such as shops, pubs and cafes, community centre, surgery, churches and primary school.

A wider range of facilities are available in Settle 10 miles or Lancaster 15 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Dining/Kitchen, Rear Porch.

First Floor:

Landing, 2 Bedrooms, Bathroom.

Outside

Driveway, Front, Side and Rear Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

With part glazed upvc external entrance door, staircase to the first floor, coved ceiling and radiator.

Lounge:

14'0" x 12'2" (4.26 x 3.70)

Good sized room with large upvc double glazed picture window, flame effect gas fire within ornate wood fire surround, marble effect inset/hearth, alcove cupboard, coved ceiling and radiator.





Breakfast/Kitchen:

17'1" x 10'2" (5.20 x 3.09)

Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, gas cooker point, stainless steel extraction hood, plumbing for washer, upvc double glazed window, cupboard housing gas fired combination boiler. Under stairs store cupboard, space for table.



Utility Room:

9'10" x 5'7" (2.99 x 1.70)

Base units with complementary worksurfaces, half glazed side external entrance door, upvc double glazed window, tiled floor.



FIRST FLOOR:

Landing:

Access to two bedrooms and bathroom, radiator.

Bedroom 1: Front

14'0" x 10'8" (4.26 x 3.25)

Double bedroom with upvc double glazed window, and radiator.





Bedroom 2: Rear

10'3" x 9'1" (3.12 x 2.76)

Upvc double glazed window, radiator, two louvered doored cupboards.



Bathroom:

7'9" x 7'2" (2.36 x 2.18)

With 3-piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, low flush WC, radiator, recessed spotlights.



OUTSIDE:

Large gardens/parking to the front, side and rear.

Front driveway/parking for several vehicles, lawns shrubs, rear garden area with mature shrubs.



**Directions:**

Enter Ingleton Village from Settle on the A65, turn right onto Laundry Lane opposite the garage. At the crossroads turn right go approximately 400 yards, Burnmoor View is on the left-hand side. 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:

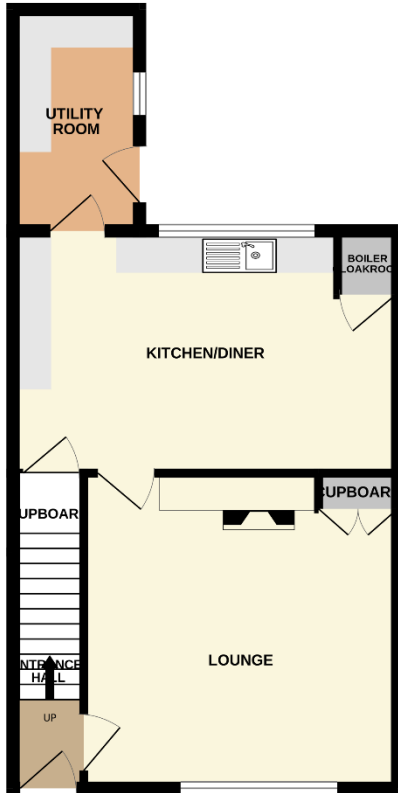
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'

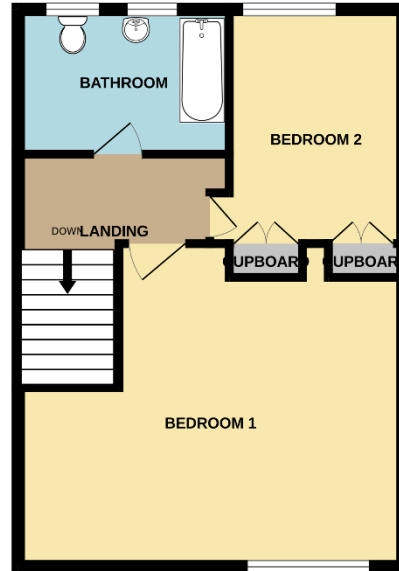
10 Burnmoor View Ingleton CARNFORTH LA6 3BL	Energy rating C
Valid until 12 October 2031	Certificate number 9639-4320-3109-0259-0296



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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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