



## 6 CLAPHAM OLD ROAD, INGLETON

£399,950







## 6 CLAPHAM OLD ROAD, INGLETON, CARNFORTH, LA6 3JA

A three-bedroom detached house, located in a superb and elevated position on the edge of Ingleton Village with outstanding distant views to the rear. The property offers spacious accommodation laid over two floors, together with off street parking and an attached garage.

The property is in need of some modernisation to bring it up to modern day standards but has excellent potential to create a special family home. The accommodation is light and airy and can only be fully appreciated by internal inspection.

The property benefits from having double glazed windows and gas fired central heating.

Ingleton is a thriving village set amidst beautiful, scenic countryside on the edge of the Yorkshire Dales National Park under Ingleborough. The village has a strong community spirit and local amenities including shops, public houses, churches, primary school and regular bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Entrance Hall, Lounge/ Dining Room, Kitchen, Utility Room, Bedroom 3, WC/Shower Room.

#### First Floor:

Landing, 2 Bedrooms, House Bathroom.

#### Outside

Attached Single Garage, Driveway, Fore-Garden, Large Rear Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Covered entrance with upvc part glazed external entrance door, radiator.

##### Lounge/Dining Room:

15'9" x 15'0" (4.80 x 4.57) 9'3" x 9'7" (2.81 x 2.92)  
Large open plan room with two upvc double glazed windows with superb distant views, gas fire in slate fireplace, open tread staircase to the first floor, two radiators.





### **Kitchen:**

8'10" x 12'0" (2.69 x 3.65)

Range of kitchen base units with complementary worksurfaces, wall units, tall unit, 1 ½ bowl stainless steel sink with mixer taps, electric cooker point, extraction hood, breakfast bar, glazed side door, radiator, upvc double glazed window.



### **Utility Room:**

5'0" x 11'8" (1.52 x 3.55)

Upvc double glazed window, two external entrance doors, radiator, plumbing for washing machine, sink.



### **Bedroom 3:**

12'0" x 12'0" (3.65 x 3.65)

Double bedroom with upvc double glazed window, radiator, range of built in wardrobes.







### **Shower Room:**

8'0" x 5'5" (2.43 x 1.65)

Off the hallway, shower enclosure with shower over off the system, vanity wash hand basin, vertical radiator, tiled walls to dado, upvc double glazed window.



### **FIRST FLOOR:**

#### **Landing:**

2'6" x 4'0" (0.76 x 1.21)

Access to 2 bedrooms and house bathroom.

#### **Bedroom 1: Front**

12'0" x 8'1" (3.65 x 2.46)

Double bedroom, upvc double glazed window, radiator, eaves storage.



#### **Ensuite Bathroom:**

4'6" x 11'9" (1.37 x 3.58)

With 3-piece coloured bathroom suite comprising bath, vanity wash hand basin, WC, vertical radiator, shelved cupboard.



#### **Bedroom 2: Rear**

12'6" x 12'0" (3.81 x 3.65)

Double bedroom, aluminium double glazed gable window with views, radiator, built in eaves cupboard, eaves storage, gas fired central heating boiler.







## OUTSIDE:

Attached single garage 9'0" x 17'0" (2.74 x 5.18) with up/over door, upvc double glazed window, power and light, driveway parking.

Fore-garden, paved area, lawn, mature tree.

Rear garden with side access, large rear patio, extensive lawned terraced garden, mature trees and shrubs, under house storage.



## AGE:

Approximately 1967

## Directions:

Enter Ingleton Village on the A65 from Settle, turn on to Laundry Lane, turn right on to Back Gate, carry straight on until you go around the bend at the top and take the right turn at the junction on to Clapham Old Road, go past Ingleborough Park Drive and no 6 is on the righthand side just after this and the last bungalow. A For Sale board is erected.

## Tenure:

Freehold with vacant possession on completion.

## Services:

All mains' services are connected to the property.

## Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that chances of flooding is very low.

**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:**

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