



Holly Grange Bentham Road

Ingleton, Carnforth, LA6 3HZ

**Offers In The Region Of
£425,000**



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HOLLY GRANGE

This substantial 5 bed detached family property is located in Ingleton, North Yorkshire - a gateway destination for the stunning Yorkshire Dales National Park, with the Lakes, Bowland and Morecambe Bay easily accessible. With large gardens, Holly Grange is within the catchment for excellent secondary education at QES, Kirkby Lonsdale and Settle College. With immaculate presentation, the property boasts 4 en-suite bedrooms, off-road parking for 4 cars and a large private garden and patio area.

The ground floor accommodation briefly comprises: entrance porch through to hallway, large double ground floor bedroom with en-suite, breakfast room, shower room, spacious kitchen/diner, utility room and large living room with patio doors to the garden.

On the first floor, the landing provides access to the 3 double bedrooms with en-suites and a large master bedroom with en-suite, plus further double bedroom.

Outside, there are 4 parking bays to the front aspect. To the rear, there is a patio - accessed from the ground floor bedroom and breakfast room. The large back garden is private, comprising lawn, mature borders, pond, chicken runs and coup, and a useful solid construction external store with light and power.

Holly Grange is on mains water, drainage, electricity and has oil-fired central heating. The property has hardwood double glazing throughout with a UPVC double glazed front door and patio door to the living room.

Ingleton has bars, pubs and shops and the village is well known for its stunning waterfalls walk. It recently came second in the Countryfile Best Village awards. Ingleborough dominates the local landscape and is one of the Yorkshire Dales 3 Peaks. The National Park provides plenty of opportunities for outdoor pursuits including: hiking; cycling and caving. Trains can be caught at Bentham. Lancaster and the M6 are half an hour by car. The popular market towns of Settle and Kirkby Lonsdale are a short drive away - both with Booths Supermarkets. The A65 provides links to Kendal and Skipton.

GROUND FLOOR

PORCH

UPVC front door and window. Carpet. Inner door to hallway.

HALLWAY

Stairs to first floor with cupboard under. Carpet. Radiator. Access to: shower room; bedroom, kitchen/diner and breakfast room.

BEDROOM

16'11" x 15'1" max (5.16 x 4.60 max)

Ground floor double bedroom. Windows to front and rear aspect. Door to patio area. Carpet. Boxed radiator. Access to en-suite.

EN-SUITE

5'4" x 8'6" (5'5" x 8'7") (1.63 x 2.59 (1.65 x 2.61))

Modern en-suite with window to rear aspect. WC, wash hand basin and bath with shower over. Extractor. Vinyl flooring. Heated towel rail.

BREAKFAST ROOM

13'0" x 8'11" (3.96 x 2.72 (3.97 x 2.73))

Breakfast room with patio door to patio area. Carpet. Radiator. Access to private living room and kitchen/diner.

LIVING ROOM

20'3" x 11'10" (6.17 x 3.61 (6.18 x 3.62))

Spacious and comfortable living room with patio doors to the large rear gardens. Window to side aspect. Feature fireplace house gas flame effect fire. Carpet. Radiator.

KITCHEN/DINER

18'11" x 10'4" (5.77 x 3.15 (5.78 x 3.16))

Good-sized modern kitchen/diner with windows to the front and side aspects. Range of fitted wall and base mounted units with breakfast bar. Integral oven and hob with extractor over. Integral fridge. Sink with drainer. Plumbing for slim line dishwasher. Vinyl flooring. Radiator. Access to hallway, breakfast room and utility room.

UTILITY ROOM

8'11" x 6'9" (2.72 x 2.06 (2.73 x 2.08))

Utility space with external door to side access. Plumbing for washing machine. Space for drier. Central heating boiler. Pressurised hot water cylinder.

SHOWER ROOM

8'0" x 5'10" (2.44 x 1.78)

Ground floor shower room with corner shower cubicle, WC and wash hand basin. Extractor. Vinyl flooring. Radiator.

FIRST FLOOR

LANDING

Central landing with window to the side aspect, providing access to 3 double rooms, the master bedroom and further double bedroom. Airing cupboard. Loft access. Carpet.

BEDROOM

16'11" x 16'0" (5.16 x 4.88)

Spacious double bedroom. Windows to front and rear aspect. Carpet. Radiator. Access to en-suite.

EN-SUITE

5'7" x 8'6" (1.70 x 2.59 (1.72 x 2.60))

Modern en-suite with window to rear aspect. WC, wash hand basin and bath with shower over. Extractor. Vinyl flooring. Heated towel rail.

BEDROOM

20'3" x 8'1" (6.17 x 2.46 (6.18 x 2.47))

Good-sized double bedroom. Window to front aspect. Carpet. Radiator. Access to en-suite.

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EN-SUITE

10'5" x 7'1" max (3.18 x 2.16 max)

Modern en-suite with window to side aspect. WC, wash hand basin and bath with shower over. Extractor. Vinyl flooring. Heated towel rail.

BEDROOM

12'11" x 8'11" (3.94 x 2.72 (3.96 x 2.73))

Double bedroom with window to side aspect. Carpet. Radiator.

MASTER BEDROOM

17'6" x 11'10" (5.33 x 3.61 (5.34 x 3.63))

Spacious master bedroom with windows to the side and rear aspects. Large built-in cupboard. Carpet. Radiator. Access to en-suite.

EN-SUITE

6'5" x 5'10" (1.96 x 1.78 (1.98 x 1.79))

Modern en-suite with WC, wash hand basin and bath with shower over. Extractor. Vinyl flooring. Heated towel rail.

OUTSIDE

FRONT

4 parking bays. Access via gates to both sides of property.

REAR

PATIO GARDEN

Well-tended garden patio accessed from ground floor bedroom and breakfast room. Mature shrubberies.

GARDEN

Large and private garden with patio seating area and feature pond. Extensive lawn and mature borders. Oil storage tank. Useful solid construction store with light and power. Chicken runs and coup.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be

included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Road Map



Hybrid Map



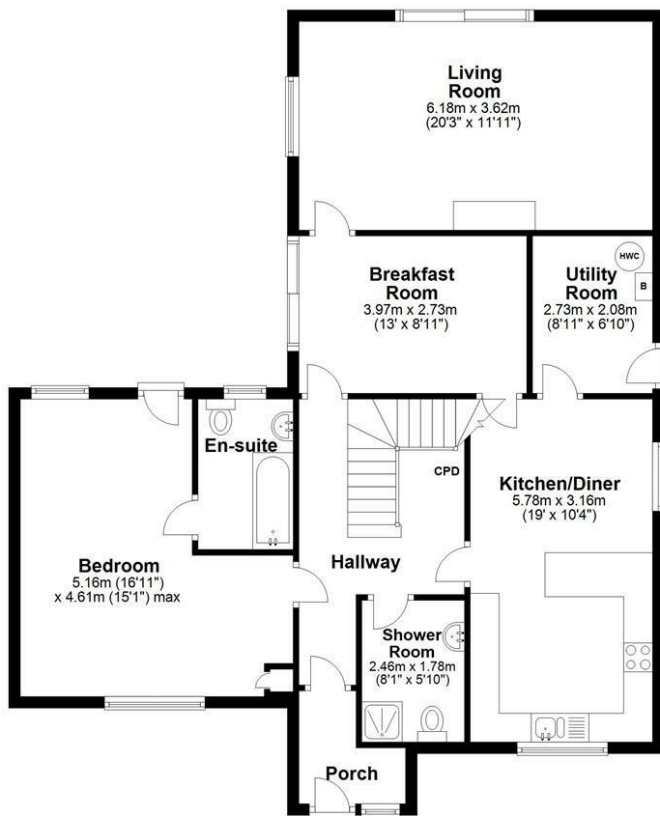
Terrain Map



Floor Plan

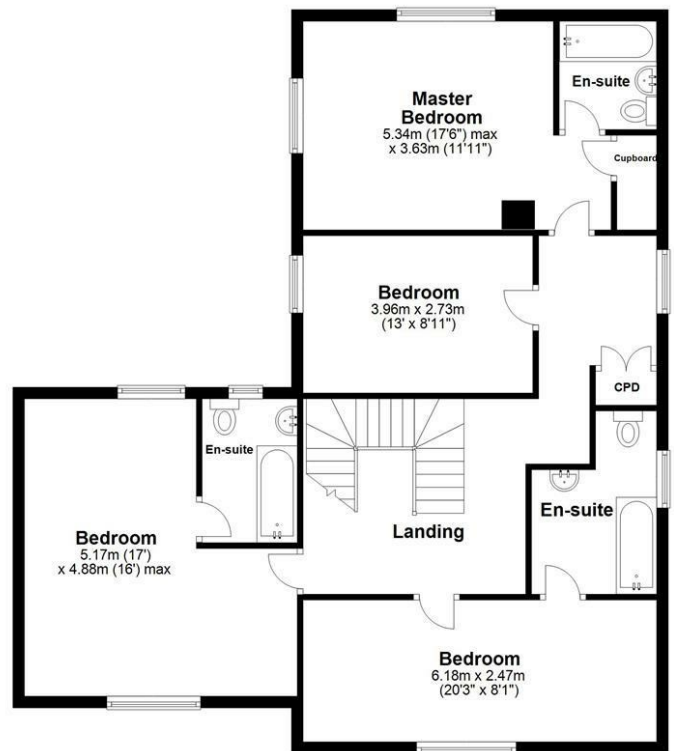
Ground Floor

Approx. 102.9 sq. metres (1107.7 sq. feet)



First Floor

Approx. 102.6 sq. metres (1104.2 sq. feet)



Total area: approx. 205.5 sq. metres (2211.9 sq. feet)

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

