

## 4 Gill View, Ingleton



- 3 Bed Link-Detached
- Quality New Build
- Living Room
- Kitchen/Diner
- Ground Floor WC
- Family Bathroom
- Garden, Garage & Parking
- 10 Year Warranty
- QES & Settle College
- Ingleborough Views
- Lakes, Bowland, Dales

**Guide Price: £239,950**



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### DESCRIPTION

**4 Gill View is a contemporary 3 bed link-detached family home, with gardens, parking and attached garage. Ideal for the stunning Yorkshire Dales and enjoying views of Ingleborough, the property is equally suitable as a low maintenance "lock up and leave" holiday home.**

**Part of an exclusive development of 5 new builds just outside Ingleton, this well-priced property is in the catchment for excellent secondary education at Settle College and QES, Kirkby Lonsdale. Local amenities are within easy reach.**

**Built in natural stone with a high quality specification, the property comes with a 10 year new build warranty underwritten by Global Home Warranties.**

**The generous ground floor accommodation briefly comprises: entrance hall; cloakroom, good-sized living room and family kitchen/diner. The kitchen area has integrated appliances and a range of wall and base mounted units from the Howdens Fairford range.**

**On the first floor there are 2 double bedrooms, a single bedroom and modern family bathroom with WC, wash hand basin and bath with shower over.**

**Outside, the property benefits from driveway parking for 1 car, a large garage and patio garden with acoustic fencing to the rear.**

**Built by CS Roost Developments, the property is on mains water, drainage and electricity with LPG Gas central heating - underfloor to ground, radiators to first. There is a £100 PA service charge for the LPG tank.**

**Ingleton has a strong community and amenities include: shops; pubs, bars, surgery, primary school and a new flag ship Co-op petrol forecourt and grocery store. The village enjoys excellent road links with Kendal to the north and Skipton to the south. The nearby market towns of Kirkby Lonsdale and Settle both have Booths supermarkets and Lancaster is 30 minutes by car. Trains can be caught at Bentham on the Leeds/Lancaster line.**

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**A gateway to the stunning Yorkshire Dales National Park, Ingleton is also well located for the nearby Forest of Bowland Area of Outstanding Natural Beauty, Morecambe Bay (35 minutes) and the Lakes can be reached in under an hour.**

### **DIRECTIONS**

**Approaching from Settle on the A65, the development is on the left before entering the village and opposite Greenwood Leghe Holiday Homes.**

### **GENERAL**

|                        |  |
|------------------------|--|
| <b>Photographs</b>     | Items in these photographs may not be included in the sale of the property.            |
| <b>Viewing</b>         | By appointment through the selling agents.   |
| <b>Local Authority</b> | Craven District Council  |
| <b>Council Tax</b>     | Council tax band should be confirmed by the Purchaser prior to purchasing the property |
| <b>Tenure</b>          | Freehold   |

### **AGENT NOTES**

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

### **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**

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

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 Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

### **Fisher Hopper**

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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### **Floor Plans**

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

### **ENERGY PERFORMANCE CERTIFICATE**

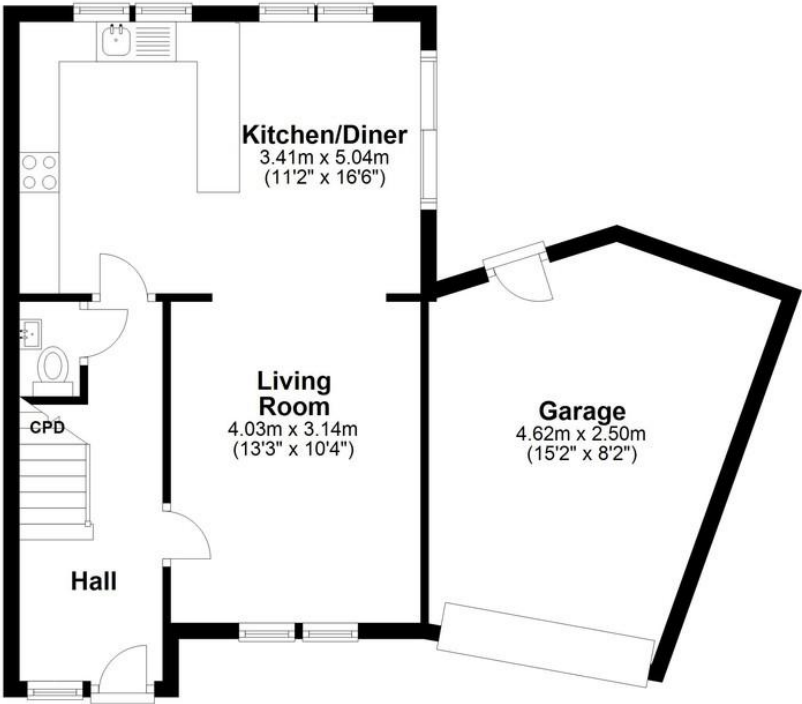
**Property: 4 Gill View, Ingleton, North Yorkshire, LA6 3DN**

**Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC**

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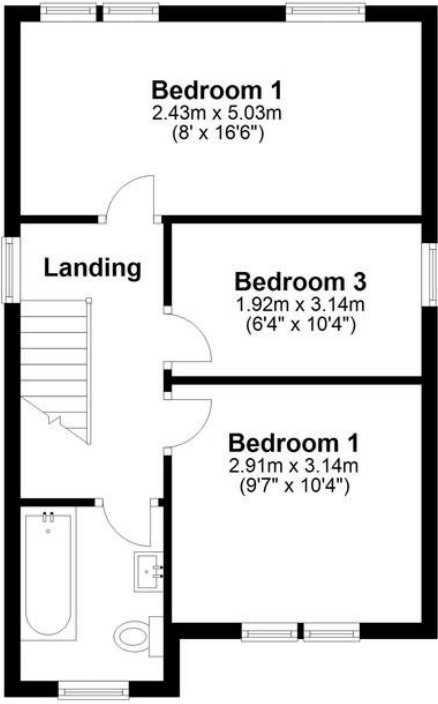
## Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 96.1 sq. metres (1034.1 sq. feet)



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