



12 Croft Close

Ingleton, Carnforth, LA6 3DB

**Offers In The Region Of
£335,000**



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Rare to market, this 3 bed detached bungalow is presented in good order and is quietly situated on a cul-de-sac with easy access to local amenities. Located in the popular village of Ingleton - a gateway to the Yorkshire Dales National Park - 12 Croft Close provides superb accommodation and enjoys wonderful views of Ingleborough. The well-tended gardens are private and peaceful. Available with no chain, viewing is recommended in order to appreciate the comfort and security provided by this well-appointed bungalow.

In brief, the accommodation comprises: entrance hall with useful storage; modern bathroom with walk-in bath and separate shower; 2 double bedrooms with built-in wardrobes; third bedroom, currently used as an office; generous living room; conservatory with outlook to the garden and views of Ingleborough; modern fitted kitchen and good-sized utility room providing additional storage space.

Outside, the property has attractive gardens to front, side and rear with lawns, low-maintenance gravel beds, established borders, apple trees, seating areas, 2 timber sheds and large pond. There is off-road parking for 2 vehicles on the drive.

Perfect for retirement, with ample room for family and friends, contact Fisher Hopper to book a viewing.

Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. Local amenities are within easy access, including the open air swimming pool and a flagship Co-op grocery store with petrol forecourt.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Freehold property. Council Tax Band E. The property is fully double glazed and has been rewired within the last 10 years. Mains supplies with gas central heating. Curtains and carpets included. Selected contents available, subject to negotiation.

Hall

UPVC double glazed external door and window to the front aspect. 2 built-in storage cupboards. Carpet. Radiator. Access to bedrooms, bathroom and living room.

Bedroom 1

9'1" x 13'0" (2.77m x 3.97m)

Double bedroom with UPVC double glazed window to the rear aspect. Large built-in triple wardrobe with sliding doors and mirror. Further double wardrobe. Wash hand basin and vanity unit. Carpet. Radiator.

Bedroom 2

13'1" x 9'11" (3.98m x 3.03m)

Large double bedroom with UPVC double glazed window to the front aspect. Built-in double wardrobe. Carpet. Radiator.

Bathroom

6'11" x 7'7" (2.10m x 2.30m)

Modern bathroom with UPVC double glazed window to the rear aspect. Suite comprising: walk-in bath, separate shower cubicle, WC, bidet and wash hand basin. Extractor. Heated towel rail.

Bedroom 3

9'7" x 7'3" (2.91m x 2.21m)

Good-sized single bedroom, currently used as an office, with UPVC double glazed window to the front aspect. Built-in double wardrobe. Worktops with shelving over. Carpet. Radiator.

Living Room

22'6" x 13'1" (6.85m x 3.98m)

Generous living room with UPVC double glazed window to the front aspect and aluminum double glazed patio door to the conservatory. Dining area to rear aspect with space for a family table. Feature fireplace housing gas fire. Carpet. 2 radiators. Access to kitchen and conservatory.

Conservatory

7'8" x 11'4" (2.36m x 3.46m)

Fully UPVC double glazed conservatory with French Doors to rear gardens. Tiled floor. Radiator.

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Kitchen

11'1" x 11'6" (3.38m x 3.50m)

Modern fitted kitchen with UPVC double glazed external door and window to the side aspect, with further UPVC double glazed window to the rear. Range of wall and base mounted units. Sink with drainer. Hob with extractor over. Integral oven. Space for fridge. Carpet. Radiator. Access to utility room.

Utility Room

16'5" x 8'4" (5.00m x 2.55m)

Superb 2-tier utility and storage space with UPVC double glazed external door and window to the side aspect, with further UPVC double glazed window to the front aspect. Plumbing for washing machine. Space for appliances. Large under-store.

Outside

Driveway parking for 2 vehicles to the front aspect. Well-tended and low maintenance gardens to front, side and rear. Large lawn to front aspect. Raised soft fruit beds and apple trees to side with access to the charming rear gardens with gravel beds, established borders, seating areas, 2 timber sheds and large feature pond.

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



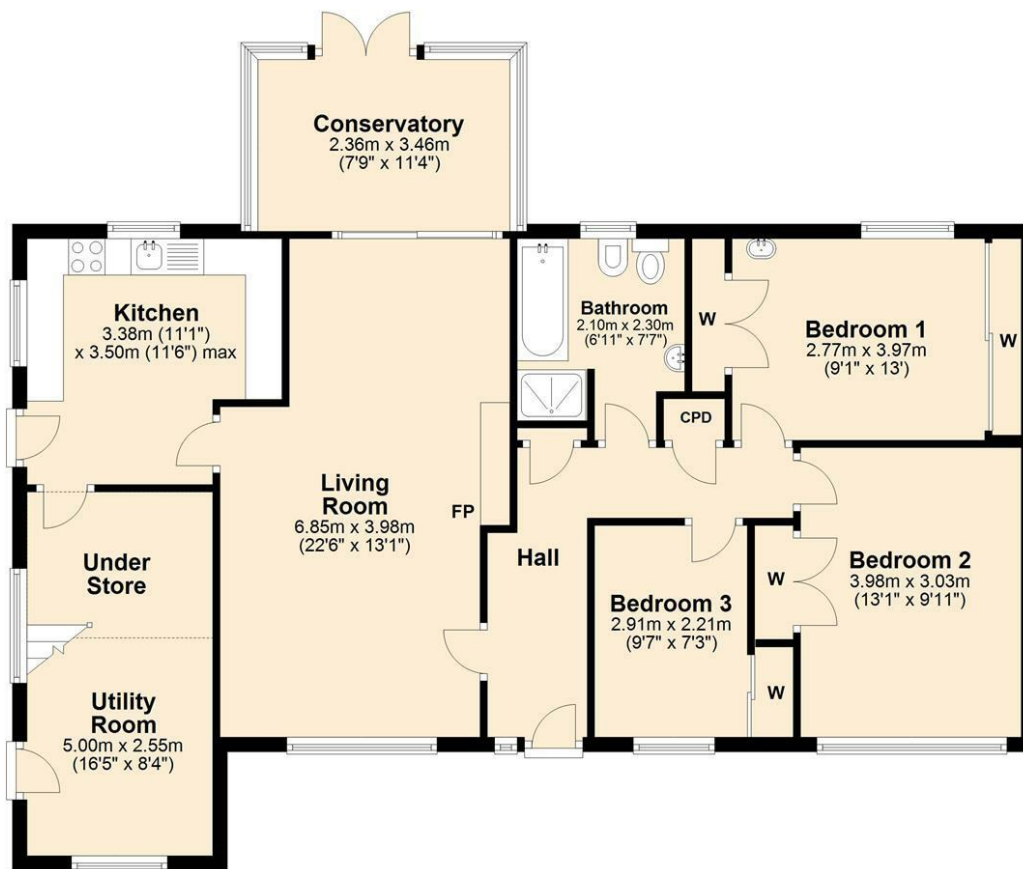
Terrain Map



Floor Plan

Floor Plan

Approx. 106.4 sq. metres (1144.8 sq. feet)



Total area: approx. 106.4 sq. metres (1144.8 sq. feet)

12 Croft Close, Ingleton

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

