



2 Westfield Croft Road, Ingleton, LA6 3BZ

Offers In The Region Of £350,000

Combining period elegance with modern comfort, this immaculately presented 4 bed semi-detached property provides spacious accommodation over 3 floors, with ample off-road parking and a superb garden room with external seating area to the rear. Viewing is essential in order to appreciate the generous proportions and tasteful décor. A perfect family home located in the popular village of Ingleton - a gateway to the Yorkshire Dales. Ingleton has a highly regarded primary school and is within the catchment for excellent secondary education at both Settle College and QES, Kirkby Lonsdale.

2 Westfield



Located in the sought after village of Ingleton, 2 Westfield provides extremely spacious family accommodation over 3 floors. Well-presented throughout, the property is ready to move into and is ideal for growing families and those seeking the room to work from home. Croft Road is a pleasant residential street, just minutes from the popular primary school, with a range of shops, bars and pubs easily accessible in the village. As well as the Dales, the A65 provides access to nearby Kirkby Lonsdale and Settle, as well as the M6 and Lake District. With parking for at least 4 vehicles to the front aspect, the converted outhouse to the rear provides a versatile space - suitable as a workshop and perfect for entertaining.

In brief, the ground floor comprises: entrance lobby; hall with period floor tiling and moulded arch; welcoming lounge with bay window and log burning stove; spacious family dining room; generous kitchen; rear porch and garden room to rear. On the first floor, the landing provides access to the large main bedroom - currently used as a pool room - bedroom 2, a good twin; useful dressing room and stunning house bathroom. There are 2 further good-sized double bedrooms on the second floor.

Outside, the low maintenance front garden is largely paved to provide ample parking and a carport. To the rear, a private garden is perfect for entertaining, with the garden room having its own log burner and 4-panel folding doors.

Ingleton

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. The village has a good Primary School and is in the catchment for both Settle College and QES,

Kirkby Lonsdale. 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 D. All mains services with gas central heating and underfloor heating to the house bathroom. Full UPVC double glazing throughout, with Velux skylights to the second floor.

Ground Floor



Lobby

UPVC double glazed external door to the front aspect. Inner door with period stained glass, through to hall.

Hall



Stunning hallway with fine moulded architrave, arch and original encaustic floor tiling. Dado rail. Radiator, Carpeted stairs with balustrade rising to first floor. Access to lounge and dining room.

Lounge 11'11" x 12'11" (3.64m x 3.94m)



Welcoming family lounge with UPVC double glazed sash bay window to the front aspect. Feature fireplace housing log burning stove. Period architrave. Timber flooring. Radiator. Glazed French Doors opening to family dining room.

Dining Room 13'0" x 13'5" (3.95m x 4.09m)



Spacious family dining room with UPVC double glazed sash window to the side aspect and UPVC double glazed French Doors to the rear porch. Timber flooring. Radiator. Access to kitchen.

Kitchen 17'5" x 9'11" (5.31m x 3.01m)



Generous kitchen with 2 UPVC double glazed windows to the side aspect. Range of painted wall and base mounted units with Granite worktops. Belfast sink. Rangemaster cooker with extractor hood over. Space for American style fridge freezer. Plumbing for washing machine and dishwasher. Period feature fireplace. Large under stair cupboard. Tiled floor. Radiator. UPVC double glazed door to rear porch.

Porch 3'11" x 5'5" (1.20m x 1.66m)

Fully UPVC double glazed porch with external door to rear. Flagged floor.

Garden Room 14'9" x 9'11" (4.49m x 3.01m)



Charming and versatile garden room with 2 UPVC double glazed windows to the rear aspect and 4-panel folding door to the side. Fireplace housing log burning stove. Sink and drainer. Built-in storage cupboards, units and worktop. Concrete floor.

First Floor



Landing - 1st Floor



Spacious first floor landing providing access

to 2 bedrooms, house bathroom and dressing room. Dado rail. Period balustrade. Under stair cupboard. Carpet. Radiator. Carpeted stairs rising to second floor.

Bedroom 1 12'0" x 16'5" (3.65m x 5.01m)



Very large main double bedroom with 3 UPVC double glazed sash windows to the front aspect. Currently used as a pool room. Feature period fireplace. Storage recess. Laminate flooring. Radiator.

Bedroom 2 13'0" x 8'6" (3.95m x 2.60m)

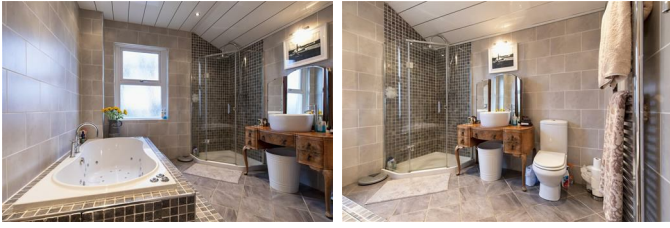


Twin bedroom with UPVC double glazed window to the rear aspect. Period architrave and picture rail. Range of built-in cupboards. Laminate flooring. Radiator.

Dressing Room 7'0" x 6'5" (2.14m x 1.96m)

Dressing room with UPVC double glazed window to the side aspect. Cupboard housing gas central heating boiler. Laminate flooring.

Bathroom



Stylish and spacious house bathroom with UPVC double glazed window to the rear aspect. Large spa and whirlpool bath with mixer taps. Large corner shower cubicle. Wash hand basin mounted on period dressing table. WC. Tiled floor. Extractor. Heated towel rail. Underfloor heating.

Second Floor

Landing - 2nd Floor



Second floor landing with Velux skylight. Carpet. Access to 2 bedrooms.

Bedroom 3 12'3" x 16'8" (3.73m x 5.09m)



Good-sized double bedroom with UPVC double glazed window to the front aspect and Velux skylight. Exposed brickwork to

chimney breast. Exposed floorboards. Radiator.

Bedroom 4 13'1" x 10'6" (4.00m x 3.20m)



Another double bedroom with Velux skylight. Exposed brickwork to chimney breast. Exposed floorboards. Radiator.

Outside



Front



Low maintenance, largely paved front garden

with walled perimeter and remote activated electronic gates. Parking for at least 4 vehicles. Carport. Access through to side and rear.

Rear



Private rear garden with seating area and access to the garden room. External tap to side.

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

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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

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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.

Floor Plan



Area Map



Energy Efficiency Graph

