



3 Imperial Court Laundry Lane, LA6 3DF Offers In The Region Of £225,000

A superb, modern 2-bedroom mid-terrace home in the heart of Ingleton, close to local amenities.

The accommodation includes a sitting room, kitchen/diner, downstairs cloakroom, two double bedrooms, and a main bathroom. Outside, there's a low-maintenance yard, garage, and parking.

Ideal for first-time buyers, couples, or as a lock-up-and-leave.

Property Description

A beautifully presented two-bedroom home in the popular village of Ingleton, offering a superb balance of comfort, style, and practicality.

The bright and welcoming living room features an electric fire, and a useful under-stairs storage cupboard. The spacious kitchen is well-equipped with modern furnishings, and offers ample room for a dining table, with patio doors opening onto the rear yard—perfect for both everyday living and entertaining. A ground floor cloakroom with W.C. adds extra convenience.

Upstairs, there are two comfortable double bedrooms, with the second bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, W.C., and pedestal basin, all set against attractive tiling.

Outside, the rear garden is low-maintenance and peaceful, with a path leading to the garage and allocated parking. The garage provides additional storage or potential for use as a workshop.

A fantastic choice for first-time buyers or small families looking for a move-in ready home in a friendly and well-connected village.

Property Information

Freehold

Council Tax Band: B

EPC Rating: C

All mains services

Broadband: Available

Ingleton 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.

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 an ASDA grocery store with petrol forecourt on the A65.

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.

Ground Floor

Sitting Room 14'2" x 13'1" (4.32m x 3.99m)



Fitted carpet, radiator, triple glazed window to front, door to front, stairs to first floor landing, door through to kitchen/diner.

Kitchen/Diner 14'2" x 12'2" (4.32m x 3.73m)



Tiled floor, modern fitted kitchen with range of wall and base units, integrated double AEG oven, AEG hob with extractor hood, fridge, freezer, single drainer sink, triple glazed window to rear, triple glazed patio door to enclosed rear patio garden.

Cloakroom 6'0" x 3'9" (1.83m x 1.16m)



Tile effect flooring, radiator, toilet, wash basin, extraction unit.

First Floor

Landing



Fitted carpet, radiator, fitted cupboard, access to all rooms.

Bedroom One 14'2" x 8'6" (4.34m x 2.60m)



Fitted carpet, radiator, fitted wardrobes, triple glazed window to front.

Bedroom Two 14'3" x 9'8" (4.35m x 2.97m)



Fitted carpet, radiator, two triple glazed window to rear.

Bathroom 7'3" x 6'9" (2.21m x 2.06m)



Tile effect floor, bath with shower over and screen, toilet, wash basin, extraction system.

Outside

Rear



Enclosed flagged rear yard with gated access to snicket leading to front of property.

Garage

Detached single garage, concrete floor, roller door, light and power.

Parking

Parking in front of garage.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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

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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.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

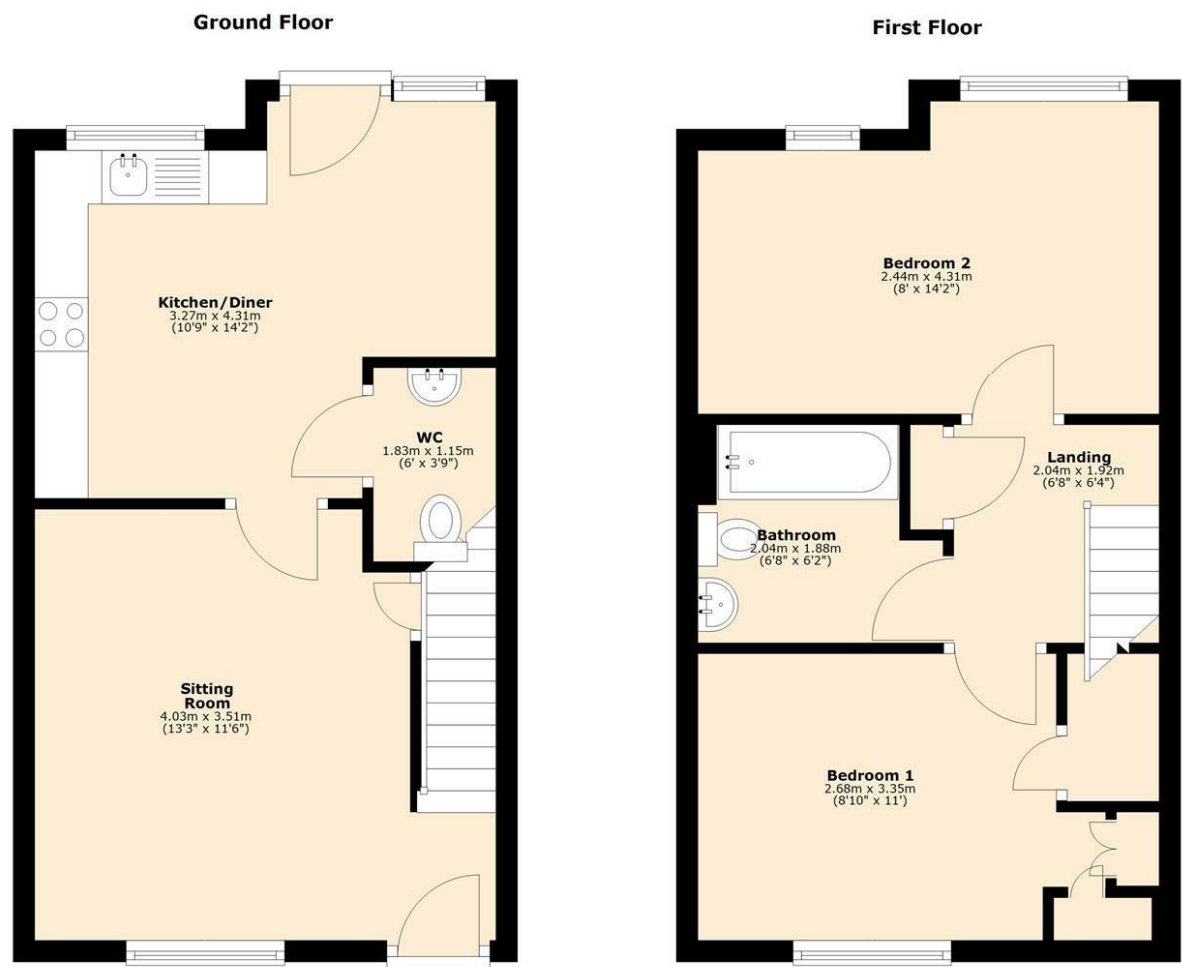
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FLOOR PLANS

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

Floor Plan



3 Imperial Court, Ingleton

Area Map



Energy Efficiency Graph

