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7 Park View Bank Bottom, Ingleton, LA6 3HB  
Offers In The Region Of £275,000

A fully refurbished two-bedroom mid-terrace home in the desirable village of Ingleton, located next to the viaduct. The property features a sitting room, modern kitchen with garden access, two double bedrooms, and a contemporary bathroom. Externally, it offers an enclosed rear garden (nearly finished), off-street parking for one car, and wiring in place for EV charging point, making it an ideal first home for couples or first-time buyers.

## Property Description

Welcome to 7 Park View - a superb, fully refurbished two-bedroom home in the highly sought-after village of Ingleton, ideally positioned down a quiet private road by the iconic viaduct.

The property offers a bright and welcoming sitting room, leading through to a stylish modern fitted kitchen with access to the rear garden. To the first floor, there is two double bedrooms, and a contemporary house bathroom finished to a high standard.

Externally, the property benefits from a generously sized enclosed garden, currently receiving its final finishing touches which will be complete upon sale, including a raised boundary wall and the installation of a garden shed. To the front, there is off-street parking for one vehicle, wiring for EV charging point.

This is an excellent opportunity for first-time buyers or couples seeking a beautifully presented home in a fantastic location.

## Property Information

Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D  
Services: All mains  
Broadband: Speeds available up to  
Access rights through garden for numbers 4 and 5

## Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The

A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

## Ground Floor

### Sitting Room



Wood laminate flooring, radiator, staircase to first floor, double glazed window and door to front aspect.

### Kitchen



Wood laminate flooring, radiator, range of wall and base units, ceramic single drainer sink, integrated double oven, induction hob with extractor hood over and slimline dishwasher, plumbing for washing machine, double glazed window and door to rear aspect.

## First Floor

### Landing

Fitted carpet, radiator, loft access.

## Bedroom One



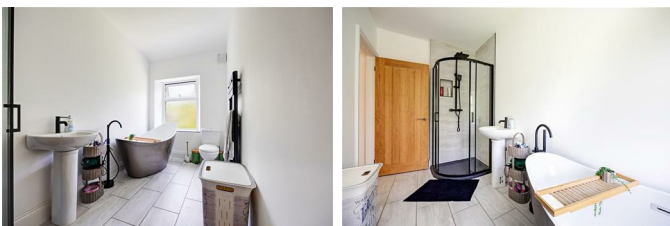
Double room with fitted carpet, radiator, double glazed window to front.

## Bedroom Two



Fitted carpet, radiator, double glazed window to rear aspect.

## Bathroom



Tiled flooring, heated towel rail, wash basin, toilet, bath, corner shower cubicle, extractor fan, double glazed window with textured glass to rear aspect.

## External

### Front

Flower beds framing front door, parking space for one car opposite and wiring for EV car charger.

## Rear



Good sized fence and walled garden with lawn, shed, flagged patio with steps up to rear door, shared access to front of property.

## 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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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

#### 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.

#### INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

#### FISHER HOPPER

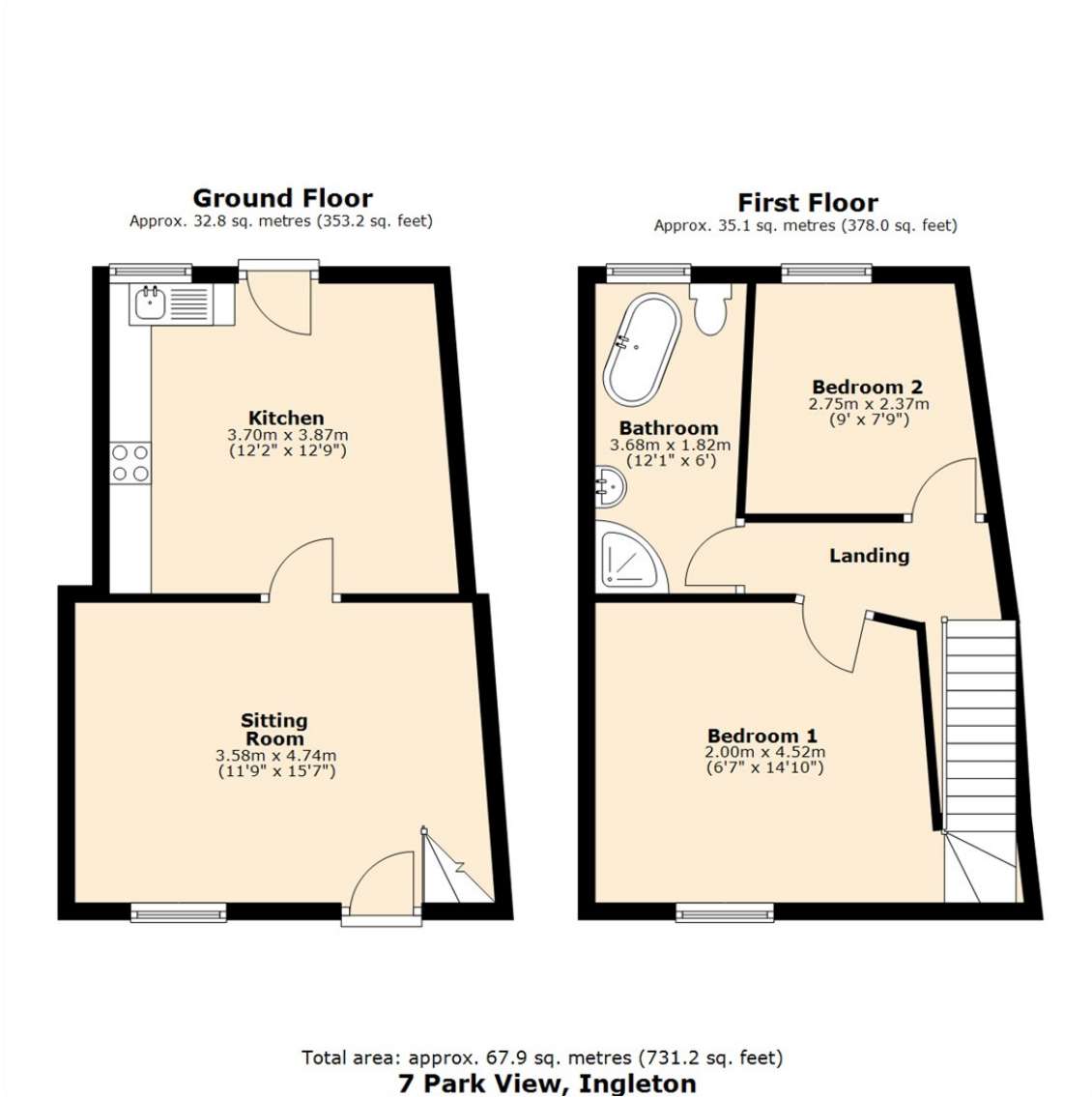
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#### FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

