



29 New Village, Ingleton, LA6 3DH **Offers In The Region Of £215,000**

A superb three-bedroom terrace offering excellent value on the ever-popular New Village in Ingleton. Providing spacious family accommodation with an open-plan lounge/diner, kitchen, utility and downstairs WC. Upstairs features two double bedrooms, a single and the house bathroom. Outside, there are front and rear gardens – plus off-road parking for one car to the rear.

New Village properties are well-suited to first-time buyers and families, and also make strong buy-to-let investments. Early viewing is highly recommended.

Property Description

Welcome to 29 New Village – a move-in ready three-bedroom terrace house set in a great location.

The property is comprised of a large open-plan lounge/diner, kitchen and utility room with a downstairs WC. On the first floor, the landing provides access to the generous house bathroom, two good-sized double bedrooms and a single bedroom.

Outside, there is a low-maintenance paved garden to the front aspect and a patio garden to the rear – with views across the central green. The property also benefits from a parking space for one car to the rear – with ample on-road parking 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 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

Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Gas central heating
Services: All mains

Open Plan Dining/Sitting Room 12'11" x 11'11" (3.93m x 3.62m)

Dining Area 12'11" x 9'11" (3.93m x 3.02m)



Fitted carpet with hard wearing entrance carpet, radiator, shelved alcove, UPVC double glazed window and door to front aspect.

Sitting Room



Fitted carpet, feature fireplace with log burning stove and slate hearth, alcove shelving, double glazed window to front aspect.

Hallway

Fitted carpet, under stairs cupboard, staircase to first floor.

Kitchen 8'2" x 8'8" (2.50m x 2.63m)



Fitted carpet, heated towel rail, range of H&M Craftsmen wall and base units, single drainer sink, integrated double oven, four ring gas hob with extractor hood over, space for dishwasher and fridge, UPVC double glazed window to rear aspect.

Utility/WC



Fitted carpet, radiator, toilet, fitted shelves, plumbing for washing machine, exposed brick, UPVC double glazed window and door with textured glass to rear aspect.

Landing



Fitted carpet, loft access, double glazed window to rear aspect.

Bedroom 1 12'11" x 11'11" (3.94m x 3.62m)



Fitted carpet, column radiator, double glazed window to front aspect.

Bedroom 2 12'11" x 10'1" (3.93m x 3.07m)



Fitted carpet, column radiator, double glazed window to front aspect.

Bedroom 3 8'2" x 6'6" (2.49m x 1.99m)



Single room with fitted carpet, column radiator, double glazed window to rear aspect.

Bathroom 8'2" x 8'9" (2.48m x 2.66m)



Vinyl flooring, heated towel rail, wash basin, toilet, bath with shower over, integrated storage cupboard, extractor fan, double glazed window with textured glass to rear aspect.

Outside

Front

Flagged enclosed yard with gated access, established flowerbeds and mature shrubs.

Rear



Enclosed flagged yard with established flower bed, views over central green.

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

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

FISHER HOPPER

Fisher Hopper is a trading name for Fisher

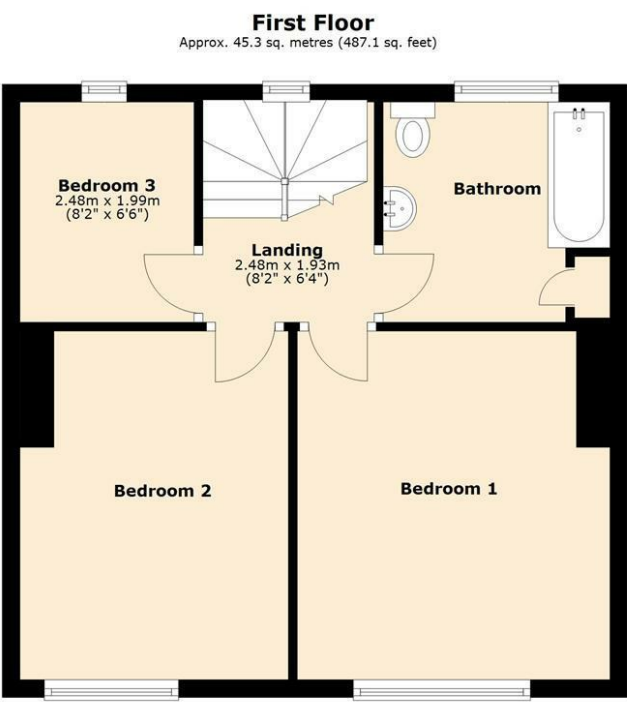
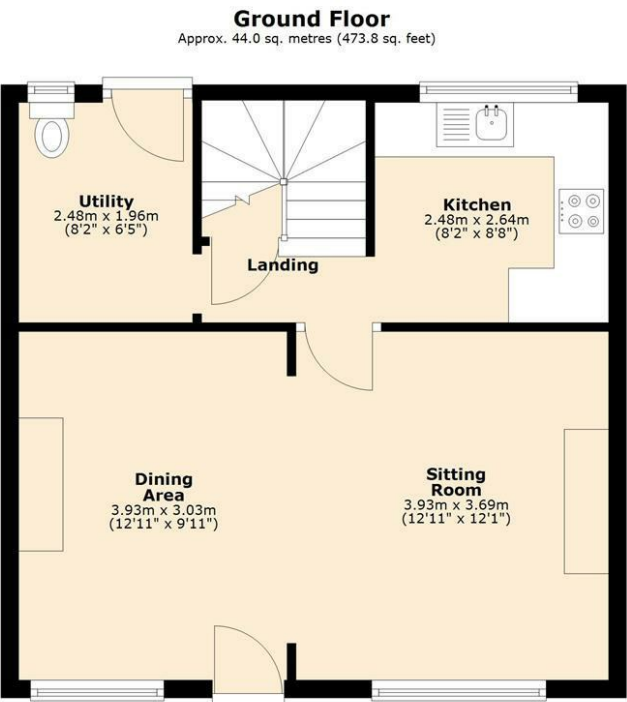
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FLOOR PLANS

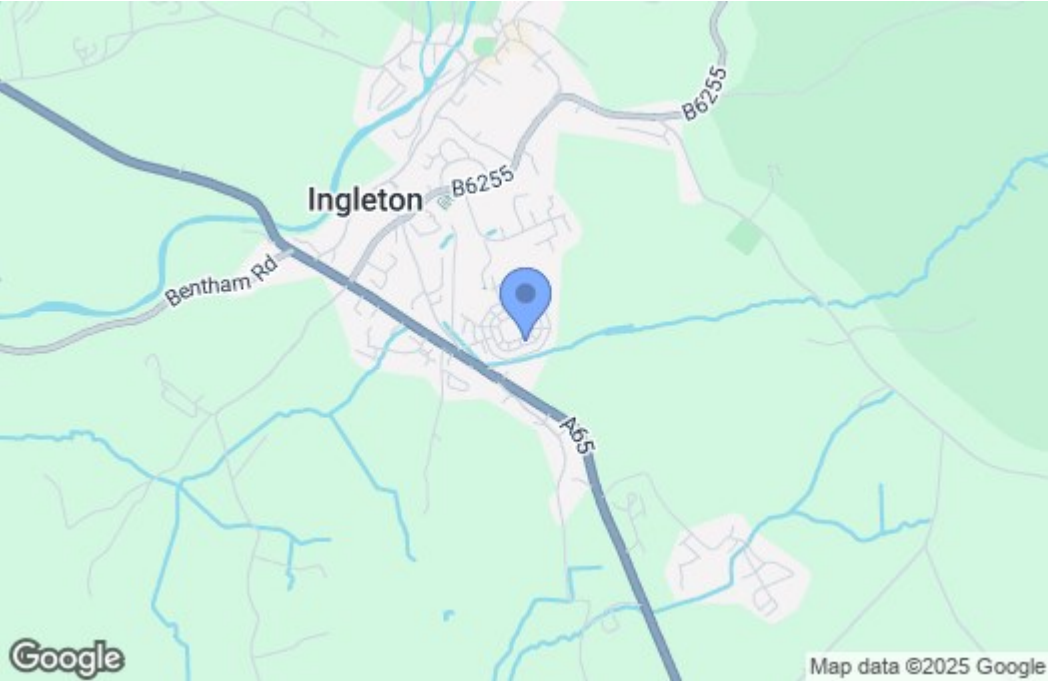
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 89.3 sq. metres (960.9 sq. feet)
29 New Village, Ingleton

Area Map



Energy Efficiency Graph

