



11 Three Peaks Park, Ingleton, LA6 3DL
£45,000

A spacious and well-presented 2010 residential park home on a peaceful over-50s site in Ingleton, featuring open-plan living, two bedrooms, parking for two cars, and two useful sheds.

Property Description

Welcome to 11 Three Peaks Park, Ingleton, located on a peaceful, over-50s, child-free park on the edge of Ingleton, this 2010 residential static home offers spacious, well-presented accommodation in a peaceful setting.

A large conservatory provides a welcoming entrance and leads into a central hallway giving access to all rooms. The open-plan living space combines a comfortable sitting area, dining area, and a well-equipped kitchen. There are two bedrooms — a generous double with built-in furniture and a single — along with a modern shower room.

Externally, there is private parking on both sides of the home for up to two vehicles. Two useful sheds are also included, one currently used as a workshop and the other as a utility room.

Property Information

Make: Tingdene

Model: Mackworth Lodge

Site Fees: £191.14 pcm

Utilities: Mains gas, metered water & electricity, site drainage

Broadband: available

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.

Hallway

Wood laminate flooring, radiator, cupboard housing mains gas boiler.

Kitchen/Diner

Kitchen Area



Wood laminate flooring, radiator, range of wall and base units, integrated oven, mains gas hob with extractor hood, space for washing machine, single drainer sink, two UPVC windows to side aspect.

Sitting Room Area



Wood laminate flooring, two radiators, electric fire with surround, UPVC bay window to front aspect, UPVC door to front.

Bedroom One



Fitted carpet, radiator, fitted bedroom furniture with double bed, UPVC window to rear.

Bedroom Two



Fitted carpet, radiator, fitted cupboards, UPVC window to side aspect.

Shower Room



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, wall mounted mirrored vanity unit, UPVC window to side aspect with textured glass.

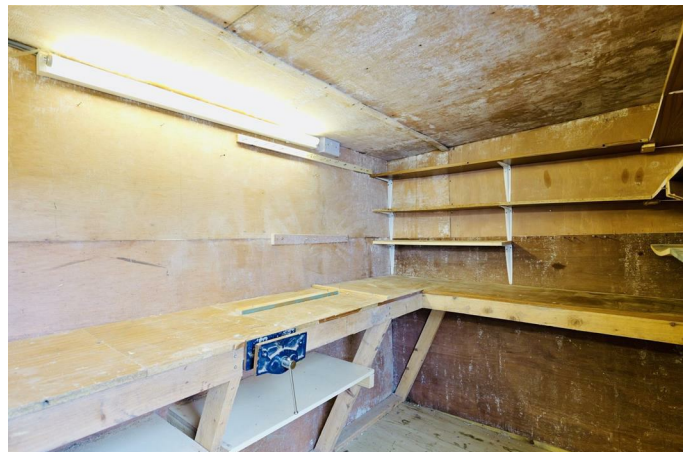
Conservatory



Tile effect vinyl flooring, two radiators, UPVC windows and doors to front and rear aspects, polycarbonate roof, UPVC door to hallway.

Outside

Workshop



Light, power, fitted shelving.

Utility



Light, power, drainage, fitted shelving.

Parking



Available both sides - no more than 2 vehicles.

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>

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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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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

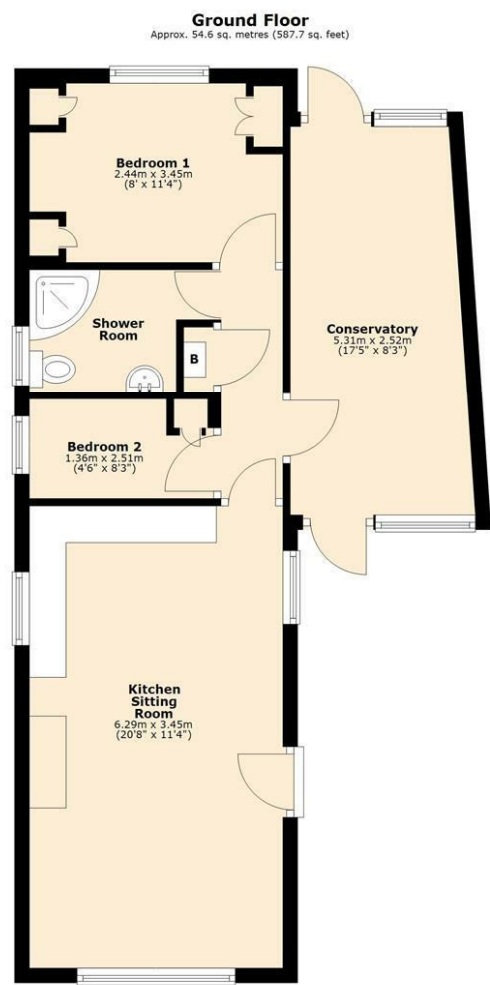
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FLOOR PLANS

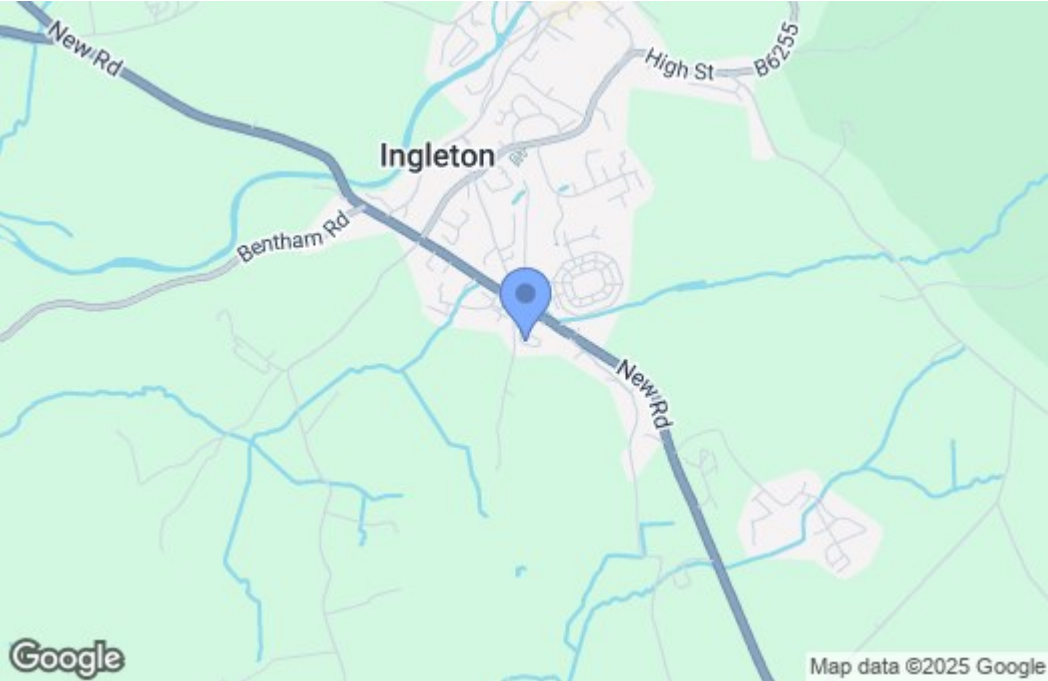
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 54.6 sq. metres (587.7 sq. feet)
11 Three Peaks Park, Ingleton

Area Map



Energy Efficiency Graph

