



### **9 Green Meadow Close, LA6 3FE** **Fixed Asking Price £200,000**

A three-bedroom mid-terrace home in Ingleton, close to local amenities. The property includes a porch, downstairs cloakroom, cosy sitting room, spacious kitchen with garden access, two double bedrooms, a single bedroom, and a family bathroom. Outside, there's a small front yard, a low-maintenance rear patio garden, and parking for two cars.

Ideal for first-time buyers. Subject to a S106 occupancy clause.



## 9 Green Meadow Close

A three-bedroom mid-terrace house in a quiet location in Ingleton, offering convenient access to local amenities.

Upon entry, you are welcomed by a practical entrance porch, which provides access to a downstairs cloakroom and leads into a cosy sitting room. This inviting space features stairs to the first floor and opens into a spacious kitchen at the rear, with double doors leading out to the garden — perfect for everyday living.

Upstairs, you'll find two well-proportioned double bedrooms, a comfortable single room, and a family bathroom.

Externally, the property benefits from a small front yard and a low-maintenance rear patio garden - an ideal spot to relax or enjoy outdoor dining. There is also off-road parking for two vehicles.

Perfect for first-time buyers or locals looking to stay in the area, this property offers an excellent opportunity to get onto the ladder in a desirable, community-focused location, with eligibility criteria designed to support those with local connections.

### Property Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C  
Services: All mains  
Broadband: Available  
Subject to: S106 occupancy clause

### 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

#### Porch

Wood laminate flooring, hard waring entrance carpet, access to cloakroom, timber and glazed front door with textured glass.

#### Cloakroom

Vinyl flooring, radiator, wash basin, toilet, double glazed window with textured glass to front aspect.

#### Kitchen



Tiled flooring, range of wall and base units with under cupboard lighting, 1.5 drainer sink, integrated oven and gas hob with extractor hood over, plumbing for washing machine, space for dryer and fridge/freezer, double glazed window and double door to rear aspect.

## Sitting Room



Wood laminate flooring, radiator, fireplace housing electric fire, staircase to first floor, under stairs cupboard, fitted storage cupboard, double glazed window to front aspect.

## First Floor

### Landing

Fitted carpet, fitted cupboard, loft access.

### Bedroom One



Fitted carpet, radiator, fitted double wardrobes with drawers and shoe storage, double glazed window to rear aspect.

## Bedroom Two



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

## Bedroom Three

Fitted carpet, radiator, two double glazed windows to front aspect.

## Bathroom



Tile effect floor, toilet, P Shape bath with shower screen and shower over, wash basin, double glazed window.

## External

### Front

Front flagged yard, established bed.

### Rear

Enclosed flagged yard with decking and gated access to additional parking space.

## Parking



Two parking spaces: one space at front of the property and further designated space nearby.

### 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

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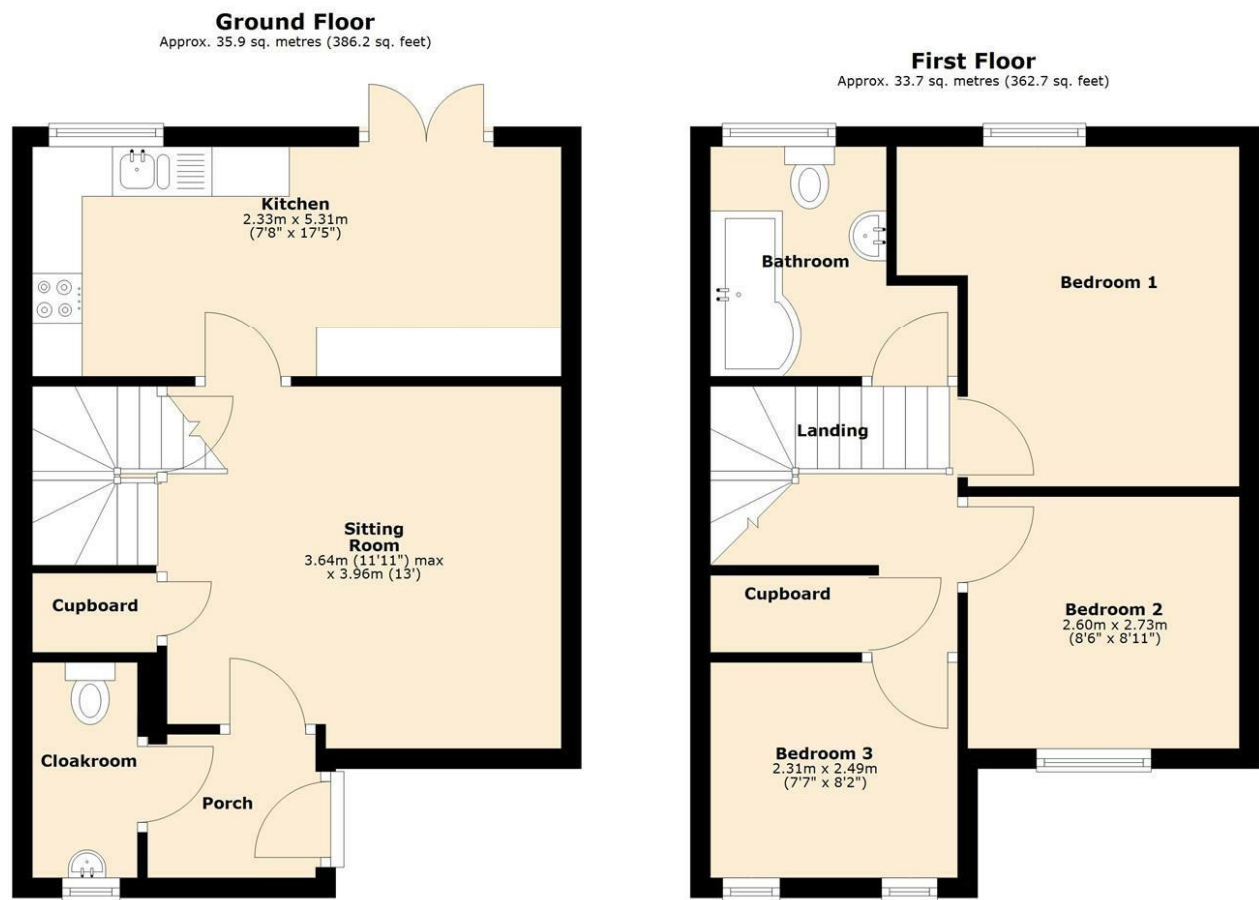
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### 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. 69.6 sq. metres (748.8 sq. feet)  
**9 Green Meadow Close**

Area Map



Energy Efficiency Graph

