



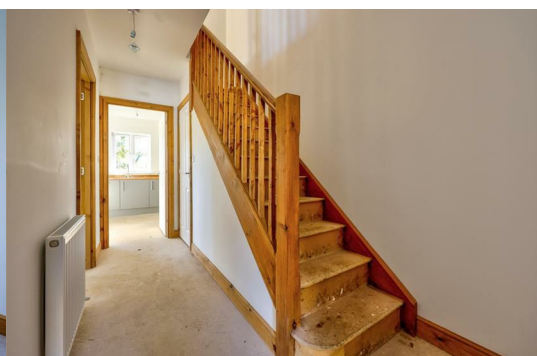
## Plots 7 & 10 Ellerington Close

Ingleton, LA6 3FA

Prices From £219,950



Now available for reservation, 2 new-build, 2 bedroom end terrace homes, located on a quiet residential development of 6 properties in the popular village of Ingleton. With 10 year Protek Warranty, gas central heating and B4RN superfast broadband, plots 7 and 10 are ideally situated for the village primary school and within easy reach of local amenities. Excellent secondary school options are available at both Settle College and QES, Kirkby Lonsdale. Contact Fisher Hopper to book a viewing.



### Plots 7 & 10

In brief, the ground floor accommodation comprises: entrance hall, sitting room, modern fitted kitchen/diner and cloakroom. On the first floor, the landing provides access to 2 double bedrooms and the house bathroom.

Outside, the properties have parking bays for 2 vehicles to the front aspect and fenced rear gardens.

### Pricing:

Plot 7: £219,950

Plot 10: £224,950

### 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 development is just minutes from the primary school and 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

Freehold Property. Council Tax: Plot 7: B. Plot 10: C. All mains services with gas central heating. B4RN superfast broadband available. Security alarms. 10 year Protek Warranty.

### The Development

The 6 new build properties comprising this development are located on an extension of Ellerington Close and have been constructed to a high standard by a well-regarded local builder. At final fix, the properties will be ready to move into at the end of a standard conveyancing period.

### Reservation & Purchase

If you wish to purchase one of our properties, the first step in the legal process is to sign a reservation agreement and pay a reservation fee of £2,500 (to be deducted in full from the purchase price on completion). This will reserve the plot to enable your solicitor to carry out the work required to enable contracts to be exchanged. Should you be unable to exchange contracts or cancel your reservation for other reasons, we reserve the right to retain 25% of the reservation fee and remarket the property for sale. For this reason, we recommend that you work out how you will finance your purchase prior to reserving a plot. Should you wish to order any upgrades or extras these must be paid for in full prior to completion on a non-refundable basis.

### Agent's Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

Images displayed in the advertising for this development are artistic renderings and may vary from the finished properties.

### FINANCIAL ADVICE

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 to sell, please contact us to book a free market valuation.

### 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.

## Area Map

## Floor Plans

