



## 19 New Village

Ingleton, LA6 3DH

**Price Guide £185,000**





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### 19 New Village

Always popular with couples and families, the properties on New Village are great value and spacious.

19 New Village is well-presented and now available to market with no chain.

In brief, the ground floor accommodation comprises: generous living room with log burning stove; large family dining room; modern fitted kitchen, open to dining room; inner hall with storage cupboard and utility room.

On the first floor, the landing provides access to 2 large double bedrooms, a single bedroom/nursery and a stylish bathroom with bath tub and separate shower.

Outside, the property has a neat, low maintenance front garden and a patio garden with shed to the rear.

There are 2 off-road parking spaces.

### Ingleton Location

New Village has a good community and is located on the edge of Ingleton: providing 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

Freehold property. Council Tax Band A.

All mains services with gas central heating. Fully double glazed.

### Ground Floor

#### Living Room

13'2" x 10'0" (4.01m x 3.05m)

Generous living room with UPVC double glazed window and external door to the front aspect. Fireplace housing log burning stove. Laminate flooring. Radiator. Open plan to:

#### Dining Room

13'2" x 11'11" (4.01m x 3.63m)

Large family dining room with UPVC double glazed window to the front aspect. Feature period style fireplace with gas flame fire. Laminate Flooring. Radiator. Open plan to:

#### Kitchen

7'10" x 8'8" (2.39m x 2.65m)

Stylish modern fitted kitchen with 2 UPVC double glazed windows to the rear aspect. Range of wall and base mounted units incorporating breakfast bar. Range cooker with extractor hood over. Stainless steel sink and drainer. Integrated slim line dishwasher. Space for fridge freezer. Tiled flooring. Access to:

#### Hall

Inner hallway with under stair storage cupboard - with UPVC double glazed window to the rear aspect - housing gas central heating boiler. Tiled flooring. Radiator. Carpeted stairs rising to first floor. Access to:

#### Utility Room

7'10" x 6'6" (2.39m x 1.97m)

Utility room with UPVC double glazed window and external door to the rear aspect. Range of base and wall units. Stainless steel sink and drainer. Plumbing for washing machine. Space for dryer. Space for fridge. Tiled flooring. Radiator.

### First Floor

#### Landing

First floor landing with UPVC double glazed window to the rear aspect. Cupboard housing consumer unit. Balustrade. Loft access. Carpet. Access to all bedrooms and house bathroom.

#### Bedroom 1

13'2" x 12'0" (4.01m x 3.65m)

A generous double bedroom with UPVC double glazed window to the front aspect. 2 built-in double wardrobes. Fitted shelving. Carpet. Radiator.

## Bedroom 2

13'2" x 10'0" (4.01m x 3.05m)

Another good-sized double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

## Bedroom 3

7'10" x 8'10" (2.40m x 2.68m)

Single bedroom or nursery with UPVC double glazed window to the rear aspect. Carpet. Radiator.

## Bathroom

7'10" x 6'3" (2.40m x 1.90m)

Stylish house bathroom with Velux skylight. Bathtub. Shower cubicle. Wash hand basin. WC. Extractor. Inset shelving. Tiled flooring. Heated towel rail.

## Outside

Neat and low maintenance front garden. Rear patio garden with walled perimeter. Timber shed. External tap and power. Title extends to provide off-road parking to the side and rear of the 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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

### 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.

### FISHER HOPPER

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Road Map



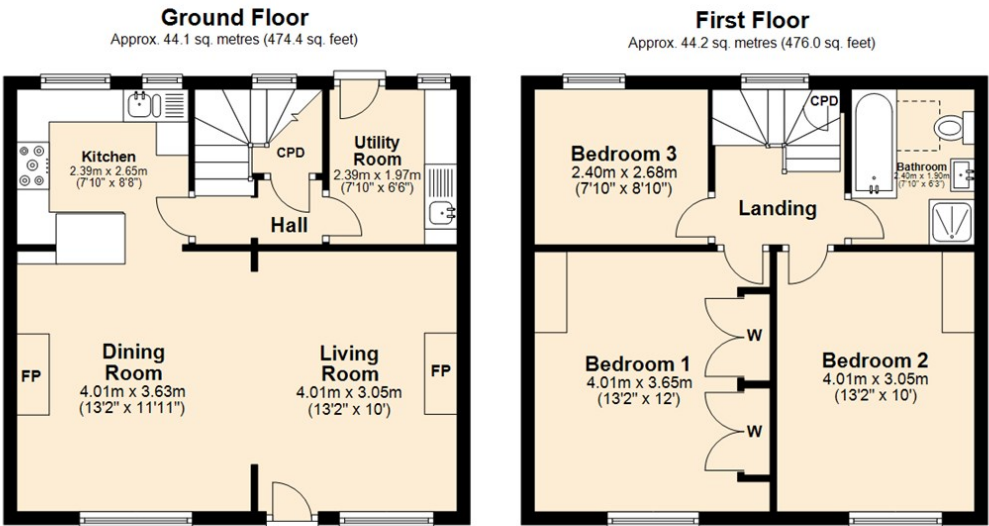
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 88.3 sq. metres (950.3 sq. feet)  
19 New Village, Ingleton

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

