



10 Clarrick Terrace, Ingleton, LA6 3HP

Offers Over £155,000

For sale by Informal Tender. Bid Deadline: 12 Noon Friday 31st March 2023. Viewings by appointment.

Charming 2 bedroom terraced cottage on the edge of Ingleton: now with scope for updating to create a great home, holiday bolt hole or let investment. Benefitting from lovely views and a generous garden, this is a straightforward project - priced to reflect the works required. Survey and local search available. The property is available with no onward chain.

Ingleton is a gateway to 3 Peaks country in the stunning Yorkshire Dales National Park. The A65 provides easy links to Skipton, Settle, Kirkby Lonsdale and the Lake District. The Forest of Bowland and Morecambe Bay are also easily reached.

Viewing is essential in order to appreciate the potential here.

10 Clarrick Terrace



On the ground floor the accommodation briefly comprises: useful entrance porch with space for coats and boots; good-sized living room with open fire; kitchen/diner; rear conservatory and ground floor cloakroom.

Stairs rise from the kitchen/diner to the first floor landing, with access to 2 generous double bedrooms and the house bathroom.

Outside, the cottage has a small low maintenance garden to the front aspect. A pedestrian access way runs along the rear - serving the properties in the terrace - and the generous garden is a short way along this. With upper and lower levels, the gardens enjoy great views and comprise: upper level with lawn, borders and timber shed, with steps leading down to a lower level with vegetable beds.

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

Freehold. Council Tax Band B. Mains water, drainage and electricity. Heating and hot water supplied by a back boiler in the living room, with additional electric panel heaters. Superfast broadband available (67 Mbps) for connection.

Porch

Useful entrance porch with timber framed double glazed external door and windows to the front aspect. Space for coats and boots. Vinyl flooring. Glazed inner door to:

Living Room 14'3" x 13'11" (4.35m x 4.24m)



Good-sized living room with UPVC double glazed window to the front aspect. Feature fireplace with open fire and back boiler. Alcove recess with shelving. Carpet. Radiator, Electric panel heater. Access to:

Kitchen/Diner 10'0" x 10'5" (3.06m x 3.18m)



A generous-sized and versatile kitchen/diner with timber framed single glazed door and window to the conservatory. Range of wall and base mounted units with worktops. Stainless steel sink and drainer. Plumbing for washing machine. Under stair storage cupboard. Vinyl flooring. Radiator. Access to:

Conservatory



UPVC double glazed conservatory with external door to the rear access way. Vinyl flooring. Access to:

Cloakroom

Ground floor cloakroom with single glazed window to the rear aspect. WC. Vinyl flooring.

Landing

First floor landing providing access to both bedrooms and the house bathroom. Loft access. Carpet. Electric panel heater.

Bedroom 1 9'7" x 13'11" (2.92m x 4.24m)



Generous double bedroom with UPVC double glazed window to the front aspect. Range of built-in wardrobes. Carpet. Radiator.

Bedroom 2 10'2" x 11'3" (3.11m x 3.42m)



Another good-sized double bedroom with UPVC double glazed window to the rear aspect. Range of built-in wardrobes. Large airing cupboard housing hot water cylinder and header tank. Carpet. Radiator.

Bathroom 4'4" x 10'9" (1.32m x 3.27m)

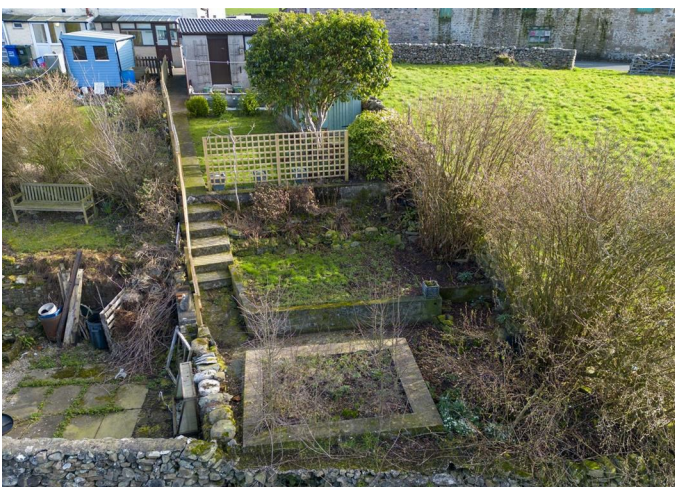


House bathroom with suite comprising: bath with shower over, wash hand basin and WC. Carpet. Radiator. Electric panel heater.

Outside



Garden



Low maintenance front garden with gate to Bentham Road, where on-road parking is

available.

Charming divorced rear garden with 2 levels and great views. Timber shed. Lawn. Established borders. Vegetable beds.

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.

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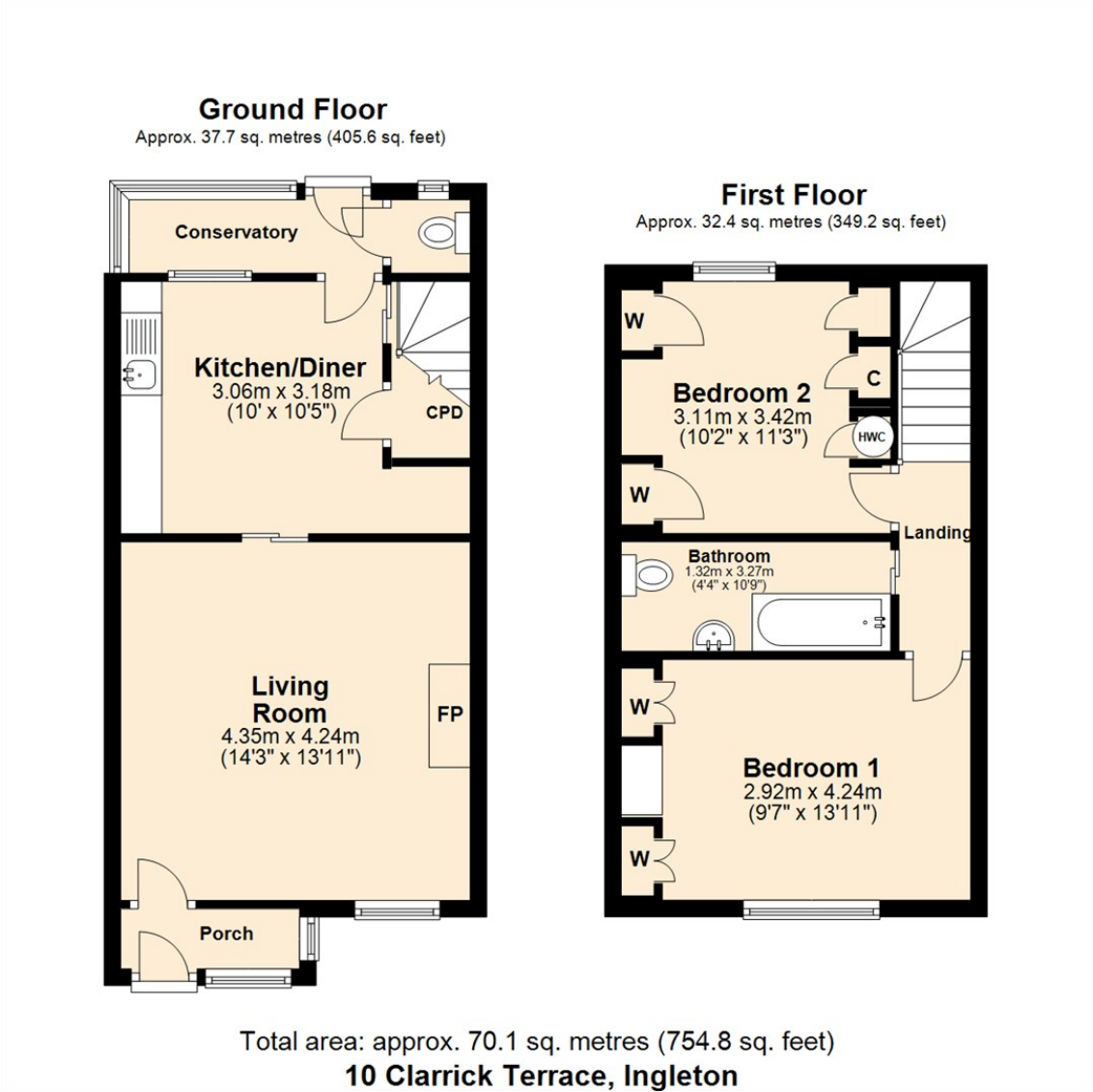
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FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

