



1 Green Meadow Close, Ingleton, LA6 3FE

Price Guide £325,000

Well-presented, 3 bedroom detached family home situated on a quiet residential cul-de-sac, within easy reach of amenities and the primary school. The popular village of Ingleton falls within the catchment area for excellent secondary education options at both Settle College and QES, Kirkby Lonsdale.

Less than 20 years old, the property has been maintained to a high standard and benefits from the addition of a conservatory to the rear. With a good-sized garden, detached garage and driveway parking, this an ideal home for couples and families.

Available with no chain, viewing is highly recommended.

1 Green Meadow Close



In brief, the ground floor accommodation comprises: spacious entrance hall with under stair storage cupboard; modern kitchen/diner; cloakroom; good-sized family living room with log burner and conservatory to rear.

On the first floor, the landing provides access to the 3 bedrooms and family bathroom. Bedroom 1 is a double with en-suite. Bedroom 2 is another double and bedroom 3 a large single, or ideal bunk room.

Outside, the property benefits from driveway parking for at least 2 cars to the side, a detached garage and pleasant garden to the rear.

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.

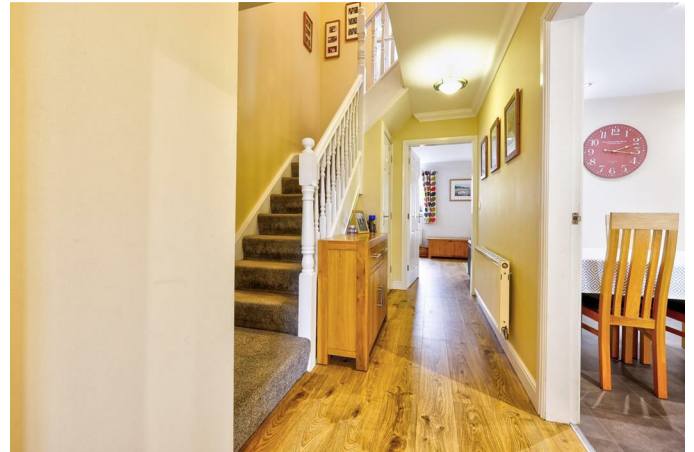
Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good

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 D. All mains services with gas central heating.

Hall



Spacious entrance hall with UPVC double glazed door and window to the front aspect. Useful under stair storage cupboard. Laminate flooring. Carpeted stairs rising to the first floor. Radiator. Access to the cloakroom, living room and kitchen/diner.

Kitchen/Diner 12'8" x 9'9" (3.85m x 2.96m)



Contemporary kitchen/diner with UPVC double glazed window to the front aspect. Range of wall and base mounted units with complimentary worktops. Stainless steel sink and drainer. Integral cooker and hob with extractor over. Space for fridge freezer. Integral dishwasher. Integral washing machine. Space for dining table. Vinyl flooring. Radiator.

Cloakroom



Ground floor cloakroom with UPVC double glazed window to the front aspect. Wash hand basin and WC. Vinyl flooring. Radiator.

Living Room 11'11" x 17'6" (3.64m x 5.34m)



Good-sized family living room with UPVC double glazed window to the rear aspect and UPVC double glazed French Doors to the conservatory. Fireplace housing log burning stove. Laminate flooring. 2 radiators.

Conservatory 6'6" x 9'5" (1.97m x 2.88m)



UPVC double glazed conservatory with door to garden. Tiled flooring.

Landing



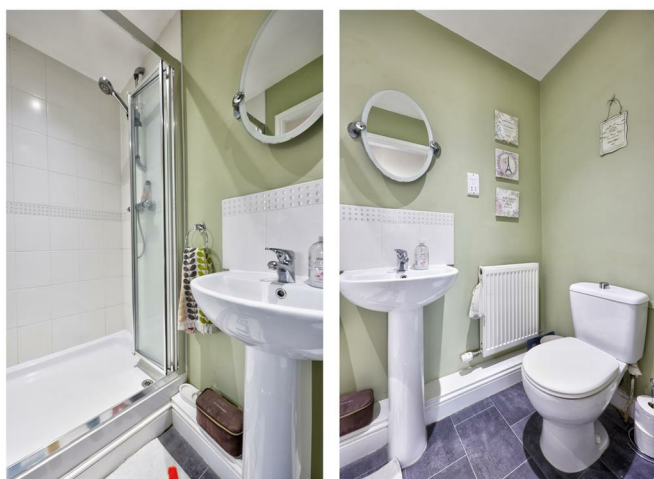
First floor landing providing access to the 3 bedrooms and house bathroom. Airing cupboard housing the hot water cylinder. Loft access. Carpet.

Bedroom 1 11'8" x 9'1" (3.55m x 2.77m)



Double master bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator. Access to:

En-suite 3'11" x 7'11" (1.19m x 2.42m)



Master bedroom en-suite with shower, wash hand basin and WC. Vinyl flooring. Radiator.

Bedroom 2 8'11" x 11'5" (2.71m x 3.48m)



Double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Bedroom 3 9'9" x 7'10" (2.98m x 2.39m)



Good-sized single bedroom - ideal for bunk beds - with 2 UPVC double glazed windows to the front aspect. Carpet. Radiator.

Bathroom 8'11" x 5'9" (2.71m x 1.75m)



House bathroom with UPVC double glazed window to the rear aspect. Bath with shower over. Wash hand basin. WC. Vinyl flooring. Radiator.

Outside



Small low maintenance garden to the front aspect with attractive dry stone walling. Good-sized rear garden, laid to lawn. Patio seating area.

Parking



Driveway parking for at least 2 cars to the side aspect. Detached garage with up and over door to the front aspect and door to garden. Light and power.

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

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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

