FISHER HOPPER
ESTATE AGENTS

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## 15 Old Laundry Mews, Ingleton, LA6 3GH
## Price Guide £165,000

Immaculately presented 2 bedroom, first floor apartment, located in the popular village of Ingleton - a gateway to the Yorkshire Dales National Park and 3 Peaks country.

Built by Russell Armer in 2011, the apartments appeal to first time buyers, singles and couples. They are also ideal as "lock-up-and-leave" holiday homes.

Available with no chain, viewing is highly recommended.

## 15 Old Laundry Mews

In brief, the accommodation comprises: hallway; living room with Juliet balcony, open plan to the kitchen/diner; double bedroom 1; contemporary shower room and single bedroom 2.

The apartment has 1 allocated parking bay, with visitor parking available.

### 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

Leasehold. 988 years remaining from 01/01/2011. Service charge estimated annually. Current monthly service charge of £79.47 PCM includes: building insurance; ground maintenance; building maintenance; window cleaning; cleaning communal areas and slush fund. Ground Rent: £100 P.A. All mains service with electric heating.

### Communal Entrance Hall

Communal entry hall providing access to 4 properties.

### Hall 3'7" x 10'5" (1.1 x 3.2)

Entrance hall providing access to all accommodation. Carpet. Loft access.

### Living Room 11'9" x 13'1" (3.6 x 4)

Comfortable living room with UPVC double glazed French Doors to a Juliet balcony, to rear aspect. Carpet. Electric heater. Open to:

## Kitchen/Diner 8'2" x 7'2" (2.5 x 2.2)

Modern galley kitchen with UPVC double glazed window to the rear aspect. Range of wall and base mounted units with worktops. Stainless steel sink and drainer. Integral cooker and hob with extractor over. Fridge. Plumbing for washing machine. Dining area. Vinyl flooring. Electric heater.

## Bedroom 1 15'11" x 9'5" (4.85m x 2.87m)

Double bedroom with UPVC double glazed windows to the front aspect. Fitted wardrobes with sliding mirror doors. Carpet. Electric heater.

## Bedroom 2 10'5" x 7'8" (3.2 x 2.36)

Single bedroom with UPVC double glazed window to the front aspect. Fitted wardrobes. Carpet. Electric heater.

## Shower Room 11'5" x 6'10" (3.5 x 2.1)

Contemporary shower room with UPVC double glazed window to the rear aspect. Large shower. Wash hand basin. WC. Extractor. Airing cupboard housing hot water cylinder. Vinyl flooring. Heated towel rail.

## Parking

1 allocated parking bay, with visitor parking available.

## 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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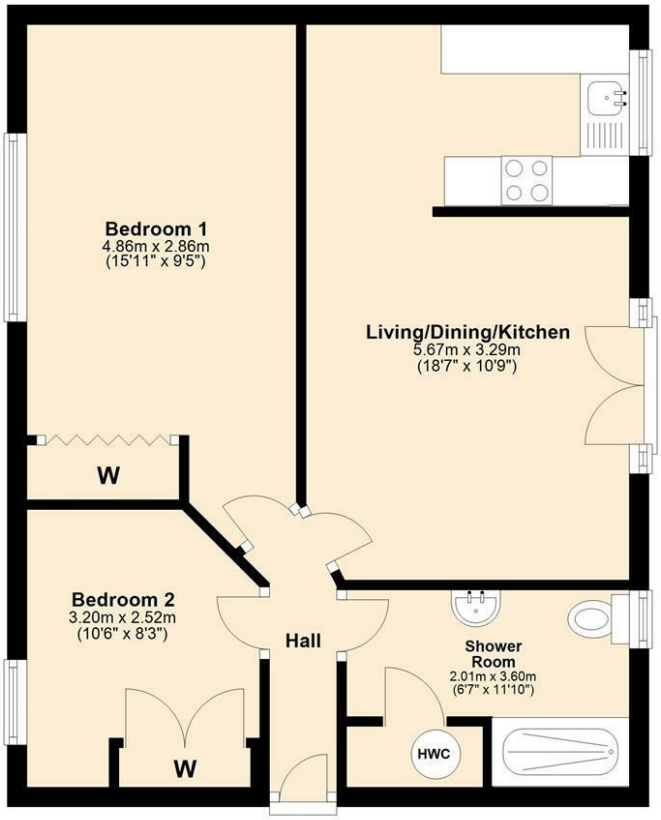
FLOOR PLANS

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

## Floor Plan

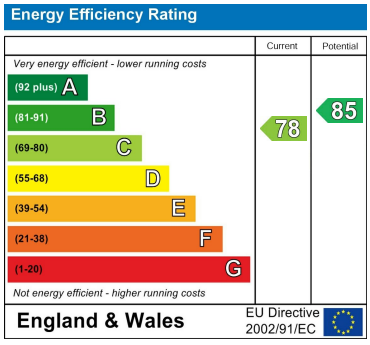
### Floor Plan

Approx. 49.1 sq. metres (529.0 sq. feet)




Total area: approx. 49.1 sq. metres (529.0 sq. feet)

**15 Old Laundry Mews, Ingleton**

## Area Map

## Energy Efficiency Graph