



21 Ingleborough Park Drive, Ingleton, LA6 3AJ
Price Guide £285,000

Located on a sought after residential cul-de-sac, this extended 3 bedroom property benefits from enviable views to the rear and will appeal to couples and families. The amazing views extend across open countryside, taking in the Forest of Bowland and Lune Valley: they can be enjoyed from the patio garden, living room and bedroom on the lower ground floor. On the edge of Ingleton, all local amenities are within easy reach, including the well-regarded primary school, and the village is within the catchment area for excellent secondary education at both Settle College and QES, Kirkby Lonsdale. With a useful loft room providing scope for a home office or occasional 4th bedroom, viewing is highly recommended.

21 Ingleborough Park Drive



Originally a bungalow, the property has been extended to provide ground floor and lower ground floor family accommodation. The ground floor briefly comprises: porch; entrance hall with storage cupboards; utility cloakroom; generous kitchen/diner; inner hall; ground floor bedroom; bathroom and fabulous living room with far-reaching countryside views. Stairs rise from the inner hall to a useful loft room - ideal as a home study or as an occasional bedroom. There are 2 further bedrooms on the lower ground floor: bedroom 3 has a dressing area and bedroom 2 enjoys open country views.

Outside, the property has a front garden with lawn and established borders. A driveway runs to the side, providing access down to a level patio garden to the rear, with lovely views.

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 and an ascent can be started from the property.

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 D. All mains services with gas central heating. Fully double glazed - all windows and doors replaced within the last 5 to 7 years.

Ground Floor

Porch

Open porch with decorative single glazed window to the side aspect.

Entrance Hall



Entrance hall with UPVC double glazed external door to the front aspect. Cupboards for storage, housing gas central heating boiler. Vinyl flooring. Access to cloakroom and kitchen/diner.

Cloakroom 5'1" x 6'5" (1.56m x 1.95m)



Ground floor utility/cloakroom with UPVC double glazed window to the side aspect. WC and wash hand basin. Plumbing for washing machine. Vinyl flooring.

Kitchen/Diner 13'8" x 10'6" (4.17m x 3.21m)



Generous family kitchen/diner with UPVC double glazed window to the front aspect. Range of wall and base mounted units. Sink with drainer. Space for double oven with extractor hood over. Plumbing for dishwasher. Vinyl flooring. Radiator. Access to inner hall.

Hall



Inner hall with UPVC double glazed window to the side aspect. Beam and bulkhead shelf. Carpet. Access to bedroom 1, living room, bathroom and kitchen/diner. Stairs up to loft room. Stairs down to lower ground floor.

Bedroom 1 12'3" x 7'7" (3.73m x 2.30m)



Double bedroom with UPVC double glazed window to the rear aspect. Built-in cupboards, housing hot water cylinder. Carpet. Radiator.

Bathroom 8'11" x 6'7" (2.73m x 2.00m)



House bathroom with UPVC double glazed window to the side aspect. Suite comprising P-shaped bath with shower over, wash hand basin and WC. Vinyl flooring. Heated towel rail.

Living Room 15'11" x 11'9" (4.85m x 3.57m)



Family living room with fabulous views across open country. Beams. Feature fireplace with electric fire. Carpet. Radiator.

First Floor

Loft Room 11'6" x 17'3" (3.50m x 5.26m)



Useful loft room with 2 skylights. Suitable as a home office, hobby room, storage area or occasional bedroom. Eaves storage. Carpet. Electric heater.

Lower Ground Floor

Hall

Lower ground floor hall with UPVC double glazed external door to side aspect. Carpet. Access to bedrooms 2 and 3.

Bedroom 2 7'7" x 11'9" (2.32m x 3.57m)



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

Bedroom 3 7'11" x 8'8" (2.41m x 2.63m)



Smaller double, or ideal single, bedroom with UPVC double glazed window to the side aspect. Carpet. Radiator. Access to dressing area.

Dressing Area



Outside

Front



Front garden with lawn and established

borders. Driveway to side, leading down to rear. External tap.

Rear



Level rear patio garden with fabulous views. Timber shed.

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

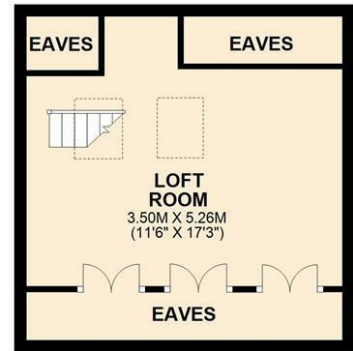
LOWER GROUND FLOOR
APPROX. 24.4 SQ. METRES (262.5 SQ. FEET)



GROUND FLOOR
APPROX. 64.2 SQ. METRES (691.3 SQ. FEET)



FIRST FLOOR
APPROX. 28.3 SQ. METRES (305.0 SQ. FEET)



TOTAL AREA: APPROX. 116.9 SQ. METRES (1258.8 SQ. FEET)
21 INGLEBOROUGH PARK DRIVE, INGLETON

Area Map



Energy Efficiency Graph

