FISHER HOPPER
ESTATE AGENTS

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3 Old Laundry Mews, Laundry Lane, LA6 3GH

Offers In The Region Of £159,750

A superb first-floor apartment with two bedrooms, situated in the popular village of Ingleton, offering spacious and well-presented living accommodation together with the benefit of off-road parking. The property has also been operated as a successful holiday let, making it an excellent investment opportunity, whilst equally lending itself to use as an ideal first home or a convenient 'lock-up-and-leave' second home.

3 Old Laundry Mews provides the perfect base from which to enjoy the Yorkshire Dales National Park, the Lake District National Park and the Forest of Bowland, making it ideally suited to those seeking easy access to some of the country's finest countryside.

3 Old Laundry Mews

3 Old Laundry Mews offers spacious and well-presented first-floor accommodation in the heart of Ingleton, within easy walking distance of a wide range of local amenities including independent shops, cafés, pubs and restaurants. Surrounded by beautiful countryside and with the Yorkshire Dales, the Lake District and the Forest of Bowland all within easy reach, the property is ideally placed to enjoy some of the finest scenery in the region.

The well-planned accommodation comprises a communal entrance hall leading to a private entrance, hallway, an open-plan sitting and dining room with adjoining kitchen, two bedrooms and a bathroom. The property is fitted with mains-powered smoke and heat alarm systems.

Externally, the apartment benefits from a designated off-road parking space together with five shared visitor parking spaces within the well-maintained courtyard. Residents also have access to communal bin storage and enclosed laundry drying areas.

Having operated as a successful holiday let for a number of years, the apartment presents an excellent opportunity for those seeking an established investment, whilst also being equally suited as a permanent residence or a convenient lock-up-and-leave second home. The property is available fully furnished, allowing a purchaser to continue holiday letting with minimal interruption if desired.

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line.

Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Property Information

Tenure: Leasehold (984 years remaining)
Ground Rent: Peppercorn
Management Charge: TBC
Council Tax: Band B
EPC Rating: C
Broadband: Superfast broadband is available, with download speeds of up to approximately 68 Mbps and upload speeds of up to 20 Mbps (subject to provider and package). Purchasers should make their own enquiries regarding availability and speeds.
Heating: App-controlled electric heating
Parking: One designated parking space together with five shared visitor spaces

Communal Entrance Hall

Ground floor communal entrance and stairs to upper floors; entry-phone system, electric heaters, automatic lighting, fire alarm system (tested monthly), double-glazed windows.

First Floor Accommodation

Entrance Hall 11'3" x 6'5" (3.44 x 1.96)

Door to apartment, wood laminate flooring, electric panel heater, airing cupboard housing electric hot water system, fitted shelving, tv splitter/amplifier, loft access.

Open Plan Sitting / Dining / Kitchen 18'4" x 15'1" (5.6 x 4.6)



Spacious open plan living space with wood laminate flooring, electric wall mounted panel

heaters, entry-phone, twin overhead lights, telephone point (broadband), tv aerial point, double-glazed windows to both front and side.

Kitchen Area



Wood laminate flooring, range of wall and base units, single drainer sink, integrated fridge freezer, washer dryer, single oven, hob with extractor hood, overhead spotlight bar, under-cupboard lighting, double glazed window to side aspect.

Bedroom One 14'1" x 8'11" (4.3 x 2.72)



Fitted carpet, electric wall mounted panel heater, range of fitted wardrobes with full-height mirrored doors, tv aerial point, double glazed window to side rear aspect.

Bedroom Two 9'3" x 7'6" (2.84 x 2.3)



Fitted carpet, electric wall mounted panel heater, tv aerial point, double glazed window.

Bathroom 6'9" x 5'5" (2.06 x 1.67)



Tiled floor, part-tiled surrounds, heated electric towel rail, wash basin, toilet, bath with shower over, extractor fan, double glazed window with textured glass.

Outside

Fenced bin and recycling storage areas for shared use by residents, fenced laundry drying area. Well-laid out parking area with individual spaces for residents, five additional spaces for visitors' vehicles (belonging to the flats within the development). Ample turning space skirted by planted and tended 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as

part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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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.

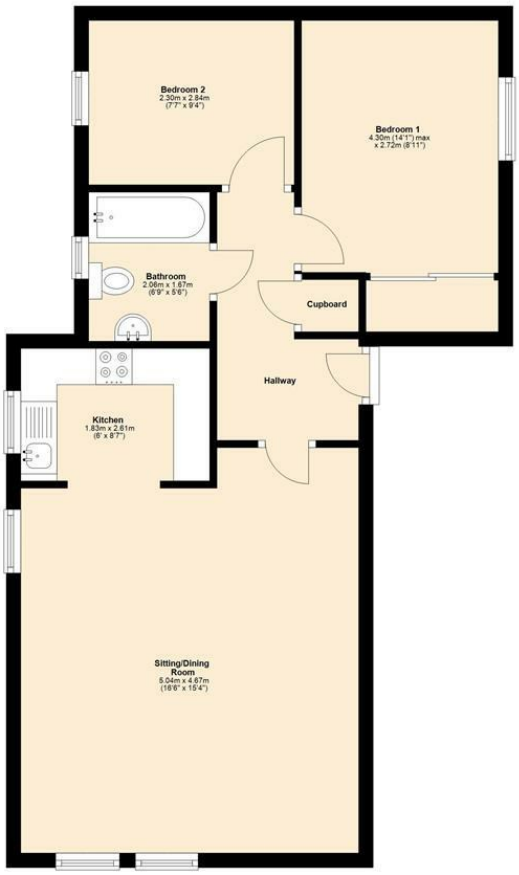
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FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 57.8 sq. metres (622.4 sq. feet)

Area Map



Energy Efficiency Graph

