



## **55 New Village, Ingleton, LA6 3DH** **Offers In The Region Of £200,000**

A spacious and well-presented three-bedroom end-terrace home, located on the ever-popular New Village in Ingleton, on the edge of the Yorkshire Dales.

The property offers generous living accommodation, a modern fitted kitchen with utility room and rear porch, three well-proportioned bedrooms and a family bathroom.

Externally, there are low-maintenance enclosed yards to the front and rear, off-road parking, and easy access to the attractive communal green. Ideally suited to first-time buyers or growing families.



## 55 New Village

Welcome to 55 New Village, a spacious and well-presented three-bedroom end-terrace home, situated on the ever-popular New Village in Ingleton, on the edge of the Yorkshire Dales. The property is conveniently located, offering easy access to local shops, services, schools and transport links.

The accommodation briefly comprises an open-plan sitting and dining room, along with a well-presented and modern fitted kitchen and a separate utility room and a useful rear porch.

On the first floor, a light and airy landing provides access to two generous double bedrooms, a well-proportioned third bedroom, and a family bathroom.

Externally, the property benefits from low-maintenance enclosed yards to both the front and rear, off-road parking to the rear, and convenient access to the communal green, which is a particularly attractive feature of New Village.

An ideal home for growing families or first-time buyers looking to take their first step onto the property ladder.

### Property Information

Freehold

Council Tax Band: A

EPC Rating: TBC

Services: All mains

Internet connection: TBC

Mobile signal: TBC

Insulation: Plasterboard installed in the sitting room, dining room, bathroom, and bedrooms one and three, including plasterboard to the bedroom ceilings.

### 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.

### Ground Floor

#### Dining Room 12'10" x 10'0" (3.93 x 3.06)



Composite door to front leading to spacious open plan dining / sitting room with fitted carpet, radiator, double glazed window to front.

#### Sitting Room 12'10" x 10'0" (3.93 x 3.06)



Fitted carpet, radiator, gas fire with surround, double glazed window to front.

### Rear Hallway

Vinyl flooring, staircase to first floor, under stairs cupboard.

### Kitchen 8'7" x 8'0" (2.63 x 2.44)



Well presented modern fitted kitchen with vinyl floor, a range of wall and base units with complementary worktops, gas and electric cooker point for freestanding cooker with extractor hood above, single drainer sink, dishwasher, double glazed window to rear, UVPC door to enclosed patio garden.

### Utility Room 8'1" x 6'6" (2.47 x 1.99)



Vinyl flooring, range of wall and base units, plumbing for washing machine, radiator, gas boiler, double glazed window to rear.

### Rear Porch



Tile floor, double glazed windows and UVPC door to rear.

### First Floor

#### Landing



Fitted carpet, access to bedrooms and bathroom, loft access - fully boarded.

### Bedroom One 12'9" x 11'9" (3.9 x 3.6)



Fitted carpet, fitted bedroom furniture, radiator, double glazed window to front.



### Bedroom Two 12'9" x 10'2" (3.9 x 3.1)



Fitted carpet, fitted bedroom furniture, radiator, double glazed window to front.

### Bedroom Three 8'7" x 8'0" (2.63 x 2.44)



Fitted carpet, radiator, double glazed window to rear.

### Bathroom 7'11" x 6'4" (2.42 x 1.94)



Vinyl flooring, L Shape bath with shower over, toilet, wash basin, heated towel rail, airing cupboard, double glazed window to rear with textured glass.

### External

#### Front

Wall enclosed and paved front yard with metal gate.

### Rear



Generous wall and fence enclosed rear patio garden.

### Parking

Off road park for 2 cars with additional on road parking to front of property.

### 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>

### 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.

#### INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

#### FISHER HOPPER

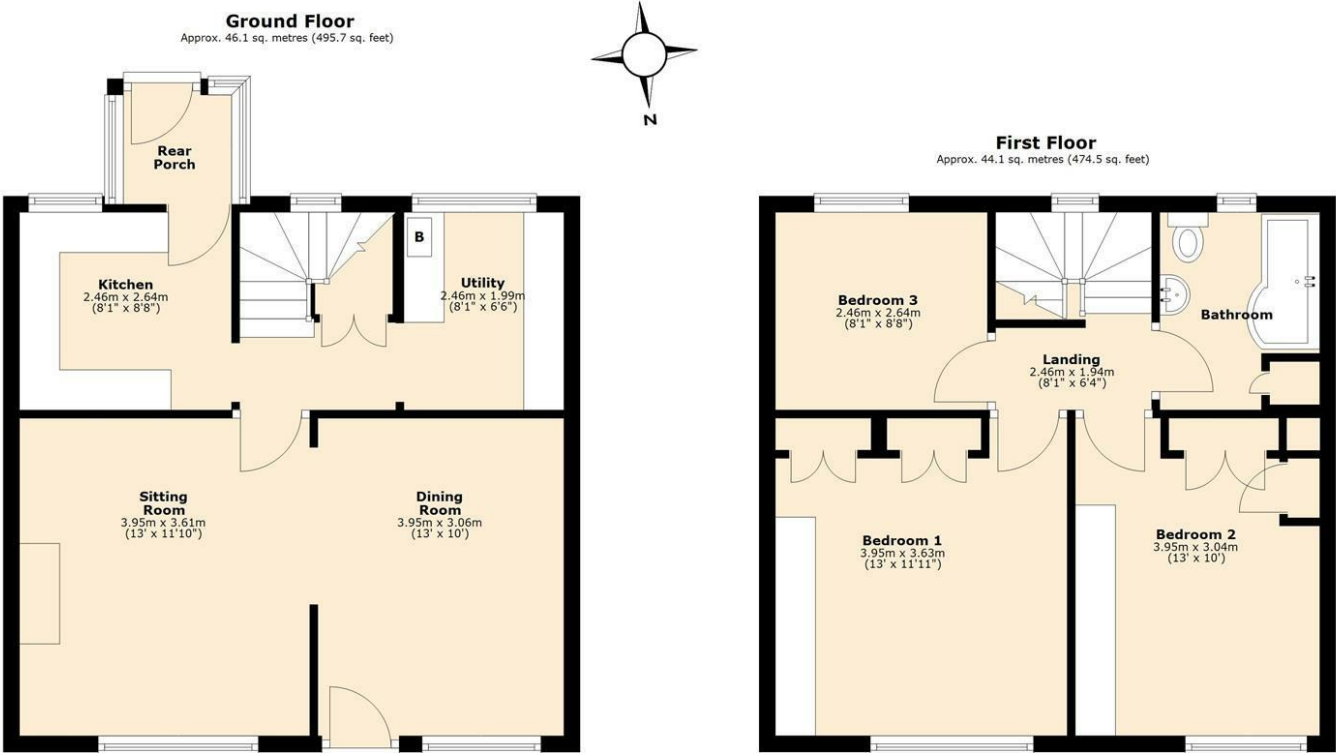
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### 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

