



19 Thacking Lane, Ingleton, LA6 3EQ
Asking Price £135,000

A spacious well presented two bed first floor flat in quiet location off the main square in Ingleton and just a short stroll from a wide range of shops, cafes, pubs, and local amenities.

With designated off road parking.

An ideal first time buy or investment property.

19 Thacking Lane

A well-presented two-bedroom first-floor apartment, pleasantly situated in a quiet position just off Ingleton's Market Square. Offering light and comfortable accommodation throughout, the property benefits from a designated off-road parking space and is within easy walking distance of the village's excellent range of shops, cafés, pubs, everyday amenities and the famous waterfall walk.

The accommodation comprises a private entrance with stairs rising to the first floor, a spacious sitting room, fitted kitchen, two well-proportioned bedrooms and a bathroom. Externally, the property enjoys the benefit of a designated parking space together with communal grounds.

Ideally suited as a first home, investment property or low-maintenance base for exploring the Yorkshire Dales, Lake District and Forest of Bowland.

Property Information

Tenure: 999 year leasehold with 955 years remaining

Management & Ground Rent Fees: £20.00 pa

Council Tax Band: A

EPC Rating: C

Services: All mains

Broadband: Estimated speeds of up to 1000 Mbps

Parking: Allocated space

Ingleton Location

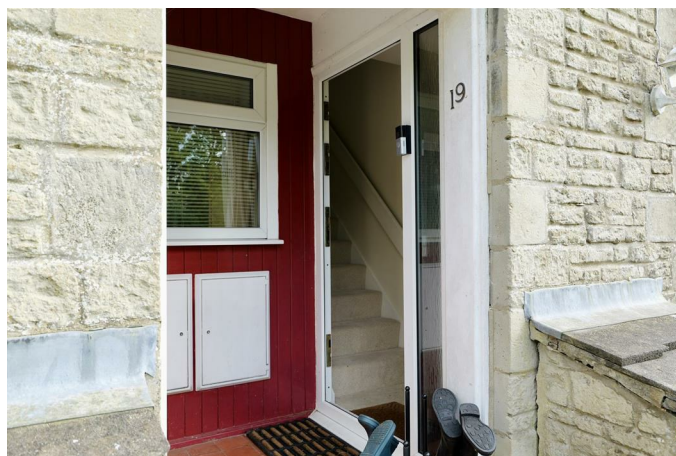
Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

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 Entrance

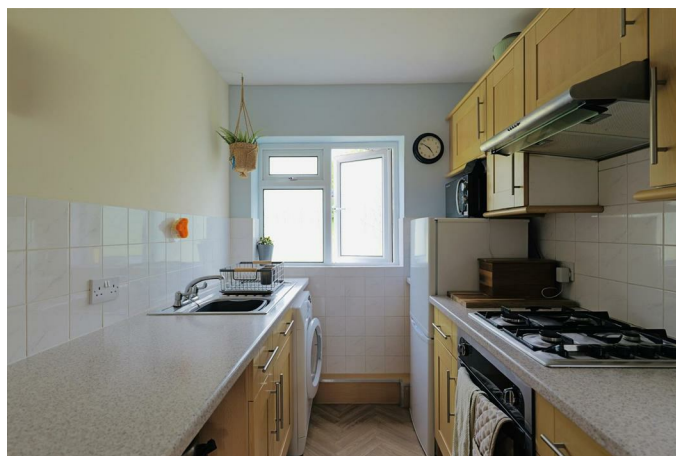


UPVC door, coat hanging space, carpeted stairs to first floor.

First Floor Landing

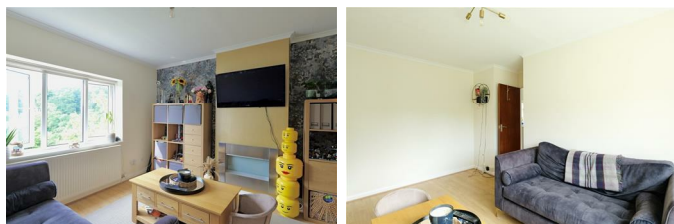
Fitted carpet, double glazed window, staircase to ground floor entrance.

Kitchen



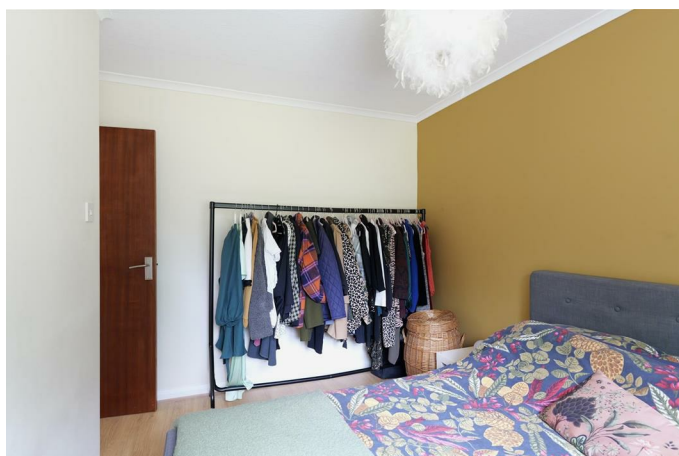
Wood effect flooring in Herringbone pattern, range of Shaker style wall and base units with complementary worktops, single drainer sink, single oven, gas hob with extractor hood, space for fridge / freezer, plumbing for washing machine, breakfast bar, double glazed window with patterned opaque privacy film.

Sitting Room



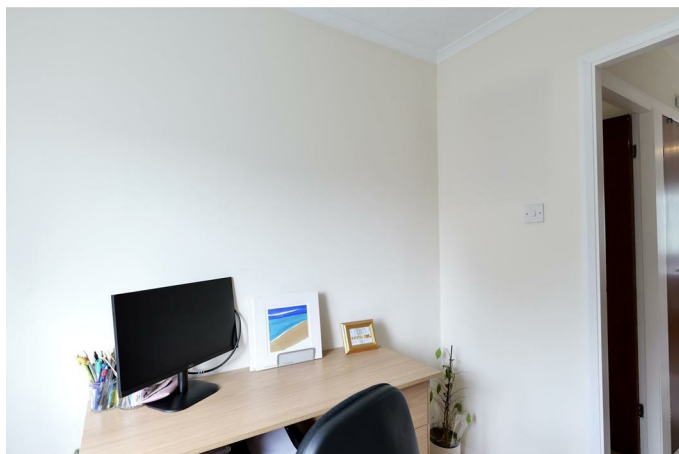
Wood laminate flooring, radiator, electric wall mounted fire, double glazed window to front aspect with views over the park.

Bedroom One



Wood laminate flooring, radiator, double glazed window to rear aspect.

Bedroom Two



Wood laminate flooring, radiator, cupboard, double glazed window to front aspect with views over the park.

Bathroom



Patterned tile effect vinyl flooring, heated towel rail, bath with shower over, wash basin, toilet, double glazed window with textured glass.

External Space

Area of lawn to the front of the property.

Parking

One allocated off road parking space.

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

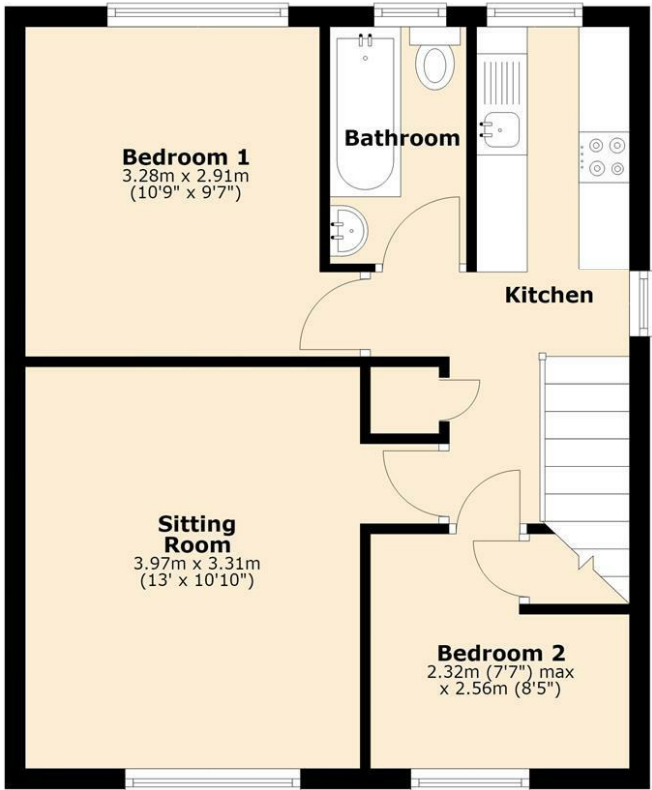
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

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

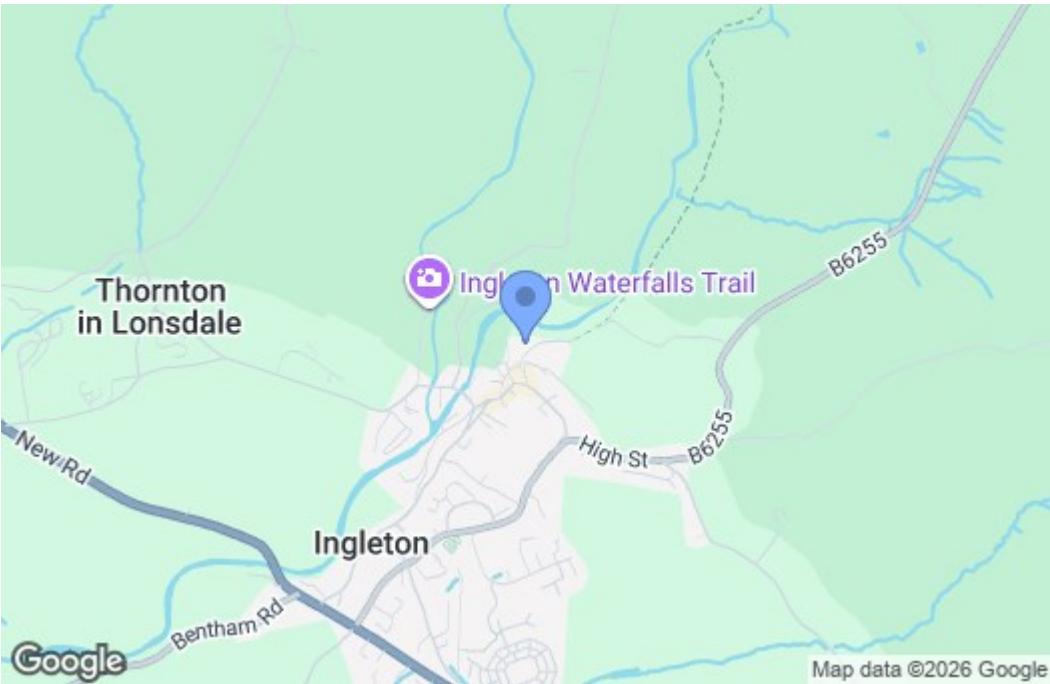
First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 44.0 sq. metres (473.4 sq. feet)
19 Thacking Lane, Ingleton

Area Map



Energy Efficiency Graph

