FISHER HOPPER
ESTATE AGENTS

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3 Brookacre, LA6 3DE

Offers Over £245,000

Welcome to 3 Brookacre, a three-bedroom link-detached home tucked away in a quiet position within the popular village of Ingleton, offering an excellent opportunity to modernise and create a practical, well-proportioned family home, with a spacious sitting room, kitchen diner, sun room, garage, off-road parking and a fully enclosed, manageable rear garden.

Property Description

Welcome to 3 Brookacre, quietly tucked away within the ever-popular village of Ingleton. This three-bedroom link-detached home presents an exciting opportunity for those looking to modernise and create a well-balanced family home, complete with garage, off-road parking and an easily maintained rear garden.

The accommodation begins with a useful porch leading through to the entrance hall, setting the tone for the practical layout beyond. There is a kitchen diner offering scope for reconfiguration, alongside a spacious, full-width sitting room enjoying plenty of natural light. To the first floor are three well-proportioned bedrooms and a shower room, all offering excellent potential for updating to suit modern tastes. The property also benefits from an attached garage and a sun room, providing additional versatility.

Externally, the property enjoys a fully enclosed rear garden designed for ease of maintenance, with a patio seating area, lawn and established borders creating a pleasant outdoor space for both relaxing and entertaining.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Services: All mains services
Broadband: Speeds available up to 76mbps

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 Porch

Stone tiled flooring, timber and glazed door to front, timber and glazed door to hall way.

Entrance Hall

Wood laminate flooring, radiator, stairs to first floor, access to garage.

Kitchen

Tiled floor, radiator, range of wall and base units, 1.5 drainer sink, cooker point, space for under counter fridge, plumbing for washing machine and Slimline dishwasher, double glazed window to front aspect.

Sitting Room

Fitted carpet, two radiators, gas fire with stone surround, double glazed sliding patio doors to rear garden, double glazed bay window.

Conservatory

Tiled floor, double glazed windows, double glazed door to garden, polycarbonate roof.

Garage
Concrete floor, light and power, mezzanine store, electric roller door.

First Floor

Landing

Fitted carpet, radiator, stair staircase to ground floor.

Bedroom One

Fitted carpet, radiator, double glazed window to front aspect, fitted wardrobe.

Bedroom Two
Fitted carpet, radiator, double glazed window to rear aspect, fitted wardrobes, loft access.

Bedroom Three
Fitted carpet, radiator, internal stained glass window, double glazed window to rear aspect.

Shower Room

Tile effect vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle, double glazed window to front aspect with textured glass.

Front
Large established bed.

Rear

Low maintenance garden with lawn, patio and established beds.

Parking
1 off road parking space in front of garage.

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.

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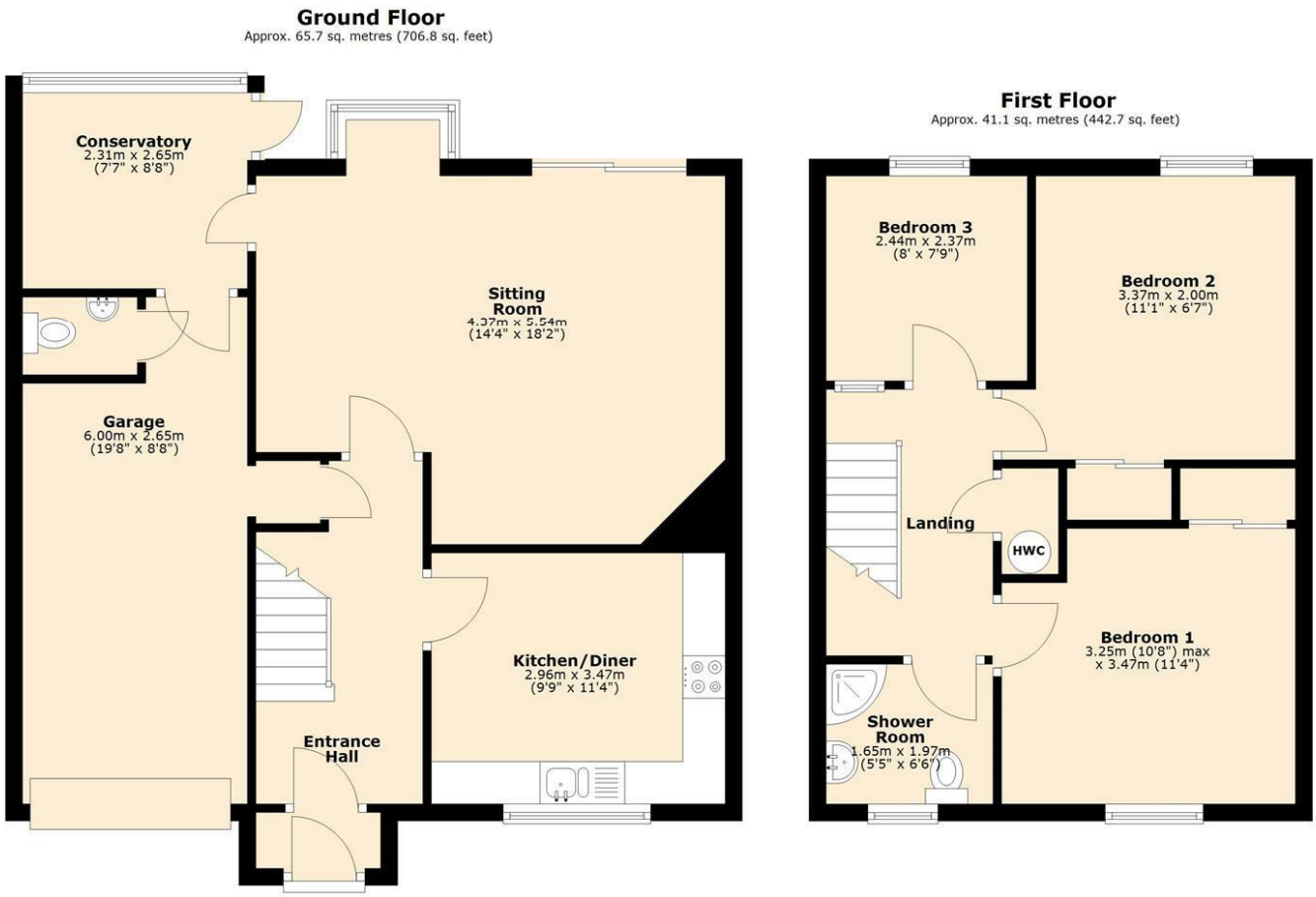
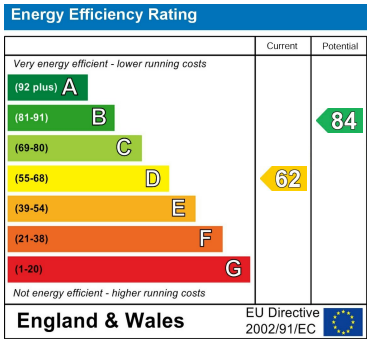
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 106.8 sq. metres (1149.5 sq. feet)

3 Brookacre, Ingleton

Area Map

Energy Efficiency Graph