FISHER HOPPER
ESTATE AGENTS

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12 Green Meadow Close, Ingleton, LA6 3FE

Offers Invited £162,500

Spacious and immaculately presented 2 bedroom ground floor apartment located on a quiet residential cul-de-sac in the popular village of Ingleton - a gateway to the Yorkshire Dales.

Ideal as a first home or superb buy-to-let investment. Benefitting from generous gardens, ample parking and a recently installed combi boiler, the property is ready to move in, and viewing is highly recommended in order to appreciate the space, comfort and value available.

12 Green Meadow Close

This charming apartment is perfectly positioned to take full advantage of the excellent range of amenities offered in the highly sought-after village of Ingleton. Presented in good order throughout, it offers an ideal opportunity for first-time buyers, buy-to-let investors, couples, or anyone seeking a low-maintenance "lock-up-and-leave" second home in the stunning Yorkshire Dales.

The accommodation features a spacious entrance hall with handy storage, a generously sized living room with patio doors leading to the garden, a modern fitted kitchen, two comfortable bedrooms, and a well-appointed bathroom.

Externally, the property benefits from good-sized, low-maintenance gardens, combining lawn and patio seating areas - perfect for relaxing or entertaining. Two allocated parking bays are located to the rear for convenience.

Property Information

Leasehold:
999 years total
980 years remaining
Council Tax Band B
EPC Rating C
All mains services with gas central heating.
New Worcester Bosch Boiler Installed

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 Accommodation

Hall

Entrance door to communal lobby, wood laminate flooring, radiator, cornicing, large built-in storage cupboard, access to all rooms.

Living Room 19'11" x 11'11" (6.06m x 3.64m)



Generous living room with wood laminate flooring, two radiators, UPVC double glazed window to side aspect, cornicing, UPVC double glazed patio doors to garden.

Kitchen 10'10" x 7'9" (3.29m x 2.35m)



Modern fitted kitchen with wood laminate flooring, radiator, range of wall and base units, under cabinet lights, single drainer sink, single oven, hob with extractor hood over, space for fridge freezer, plumbing for washing machine, combi-boiler, UPVC double glazed window to rear aspect.

Bedroom One 14'5" x 8'8" (4.40m x 2.64m)



Good-sized double bedroom with fitted carpet, column radiator, UPVC double glazed patio doors to rear garden.

Bedroom Two 8'1" x 12'7" (2.46m x 3.83m)



Small double or ideal single bedroom with fitted carpet, radiator, UPVC double glazed window to front aspect.

Bathroom 6'7" x 8'4" (2.01m x 2.55m)



Vinyl tile effect flooring, bath with shower over, wash basin with vanity unit, bathroom mirror cabinet, toilet, extractor fan.

Outside





Large low-maintenance garden extending to rear and side aspects with gated pedestrian access, lawns, West facing gravelled patio seating area, established raised beds, timber shed.

Parking



2 allocated parking bays to rear 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, an Onboarding Fee of £25.00 (inc. VAT) 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.

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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 Ltd receives and introducers fee from:

Napthens & Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

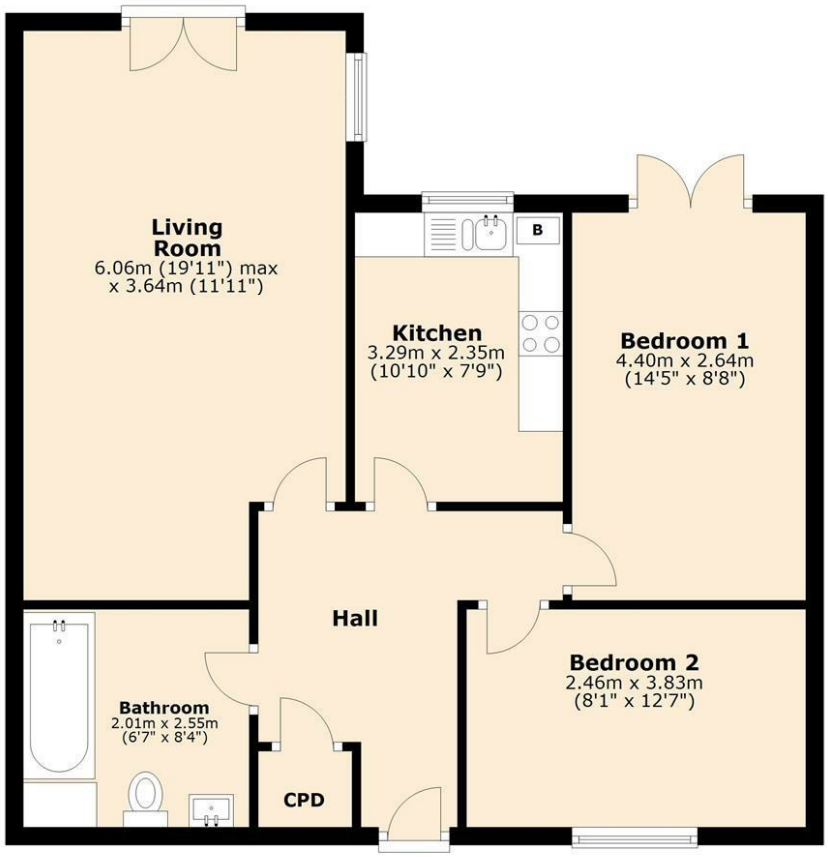
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Floor Plan

Approx. 66.8 sq. metres (718.7 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

12 Green Meadow Close, Ingleton

Area Map



Energy Efficiency Graph

