



## **Meadow Bank New Road, LA6 3HW Offers In The Region Of £475,000**

An expansive 4-bedroom detached home, tucked away in the peaceful village of Ingleton.

Inside features a spacious sitting room and kitchen/diner, four good-sized double bedrooms, an en-suite to the principle, and Juliet balconies.

Externally, the property benefits from a private drive, parking for three cars, a garage, and beautifully maintained front and rear gardens.

An ideal family home for those seeking more space and a tranquil village lifestyle.

## Property Description

Welcome to Meadow Bank – a beautifully presented and expansive four-bedroom detached home, quietly nestled in the sought-after village of Ingleton. Thoughtfully designed for modern family living, this property offers a fantastic balance of space, comfort, and privacy, all set within attractive gardens and with excellent transport and local amenities nearby.

Walk down the picturesque steps and through the front entrance into a bright hallway. To one side, a generous sitting room features French doors that open directly onto the rear garden – perfect for indoor-outdoor living. Opposite, the spacious kitchen/diner is well-equipped, while a handy utility room with garage access and a cloakroom complete the ground floor layout.

Upstairs, you'll discover four well-proportioned bedrooms. The principle bedroom boasts its own en-suite shower room, with both front-facing bedrooms featuring charming Juliet balconies with double doors that allow in plenty of natural light and provide views over the front garden.

Externally, Meadow Bank continues to impress. A private drive provides parking for three vehicles, along with an integral garage offering additional storage or workshop potential. The front garden features raised flower beds and a charming entrance, while the enclosed rear garden boasts a veranda with a decked patio and lawn – perfect for relaxing or entertaining.

## Property Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Broadband: Available

All mains services

Pumped waste system to mains drainage

Please note: The drive is steep but there are steps to the property.

Shared access with driveway rights

## Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the

spectacular waterfalls walk. Ingleborough – one of the Yorkshire Dales 3 Peaks – dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

## Ground Floor

### Entrance Hall



Wooden flooring, radiator, access to downstairs cloakroom, staircase to first floor, double glazed door to front aspect.

## Sitting Room



Fitted carpet, radiator, fireplace housing wood burning stove, double glazed window to front aspect, double glazed double door to rear garden.

## Kitchen/Diner



Wooden flooring, radiator, range of wall and base units, single drainer sink, range cooker with extractor hood over, integrated dishwasher, under stairs cupboard, 2x double glazed windows to front and rear aspect.

## Utility Room

Wooden flooring, plumbing for washing machine, space for dryer, access to garage, double glazed door with textured glass to rear aspect.

## Cloakroom

Wooden flooring, radiator, wash basin with under sink vanity unit, toilet, wall mounted vanity unit, extractor fan.

## First Floor

### Landing



Fitted carpet, radiator, loft access.

## Bedroom One



Fitted carpet, radiator, access to en-suite shower room, double glazed window to side aspect, double glazed balcony door to front aspect.

## Ensuite Shower Room



Vinyl flooring, radiator, wash basin, toilet, shower cubicle, mirrored wall mounted vanity, under sink vanity unit, extractor fan, double glazed window with textured glass to front aspect.

## Bedroom Two



Fitted carpet, radiator, double glazed window and balcony door to front aspect.

## Bedroom Three



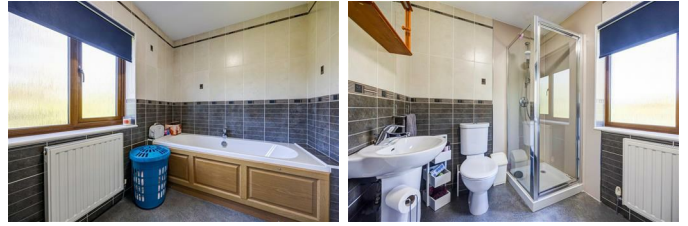
Fitted carpet, radiator, double glazed window to side aspect.

## Bedroom Four



Fitted carpet, radiator, double glazed window to rear aspect.

## Bathroom

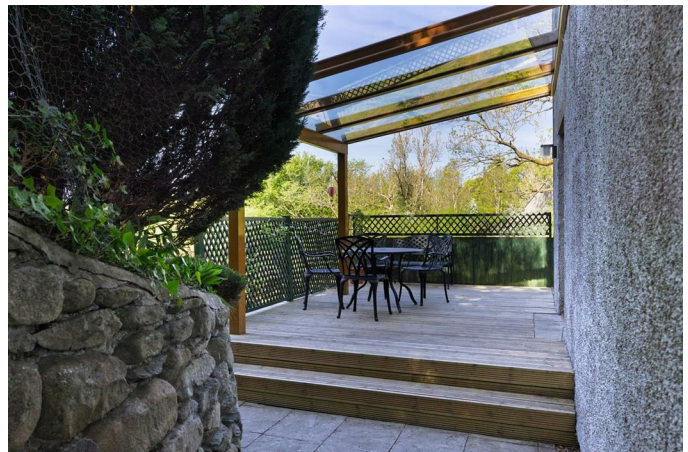


Vinyl flooring, radiator, wash basin, toilet, shower cubicle, bath, mirrored wall mounted vanity unit, extractor fan, double glazed window with textured glass to rear aspect.

## Outside



## Rear



Enclosed rear garden with veranda and decked patio seating area, large lawn with path, raised established flower beds, gated access to front aspect.

## Front



Drive, steps down to property, established raised flower beds.

## **Garage**

Concrete floor, light and power, water tap, up and over door.

## **Parking**

Private parking for 3 cars.

## **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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

## **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 and introducers fee from Naphthens Solicitors of £100.00 + 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.

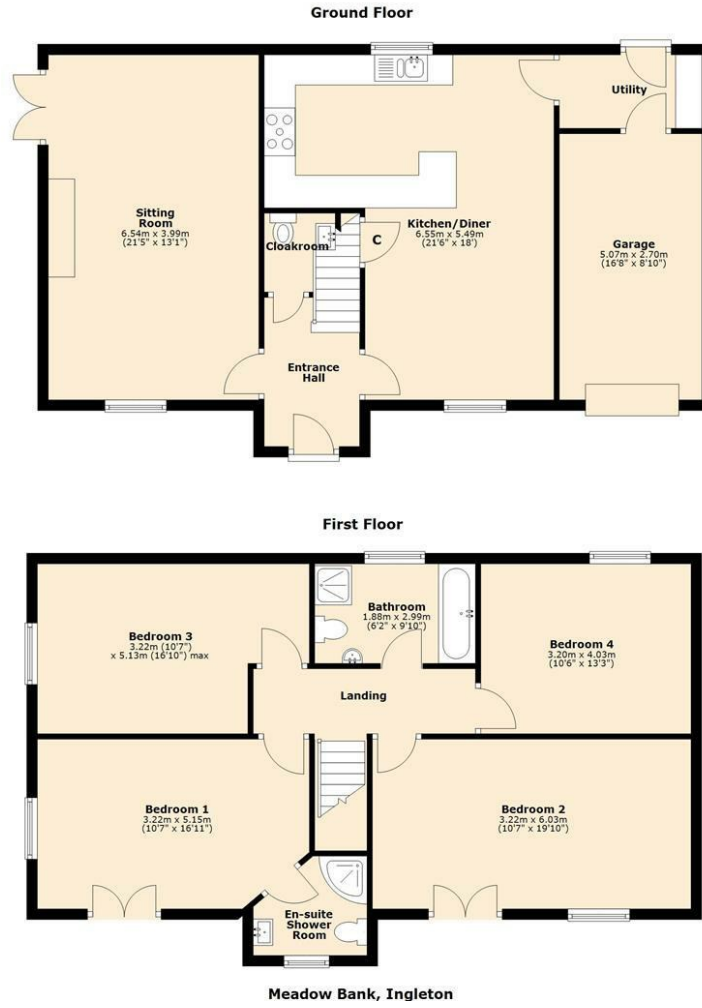
Alexander

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

