



## 1 BANK END COTTAGES, INGLETON

£165,000



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## 1 BANK END COTTAGES, INGLETON, CARNFORTH, LA6 3HE

Very well appointed one double bedroomed plus box room mid terraced stone-built cottage located in a superb and convenient position near to the centre of Ingleton Village on the edge of the Yorkshire Dales National Park.

Currently utilised as a popular and successful holiday cottage with ongoing bookings and a proven tract record with last year income of £14,870.00

Double glazed windows plus gas fired central heating, modern kitchen and bathroom fittings.

Ideal investment property or first-time buyer's starter home. Well decorated and presented throughout ready for immediate occupation.

Ingleton is a very popular village which has local amenities such as shops, pubs, cafes, primary school, community centre and swimming pool.

Active community in a stunning location within striking distance of the Lake District and Bowland Area of Outstanding Natural Beauty.

Well worthy of internal inspection to fully appreciate.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Lounge, Kitchen.

#### First Floor:

Landing, Bedroom, Bathroom, Box Room

#### Outside

Unrestricted Street Parking.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge:

11'4" x 12'3" (3.45 x 3.73)

External entrance door, vestibule entrance, flame effect gas fire within tiled fireplace, doored alcove cupboard, radiator, double glazed window, access through to the kitchen.





### **Kitchen:**

11'4" x 9'5" (3.45 x 2.87)

Range of kitchen base units with complementary worksurfaces, wall cupboards, stainless steel sink with mixer taps, built in electric oven, gas hob, plumbing for washer, upvc double glazed window, staircase to the first floor, understairs store cupboard, cupboard housing gas fired central heating boiler.



### **FIRST FLOOR:**

#### **Landing:**

Access to bedroom, bathroom and box room, loft access, radiator at the bottom of the stairs.

#### **Bedroom:**

11'4" x 10'0" (3.45 x 3.04)

Good sized double bedroom, double glazed window and radiator.



#### **Box Room:**

4'8" x 8'4" (1.42 x 2.54) plus 3'0" x 2'6" (0.91 x 0.76)

L shaped, double glazed window, radiator, large bulkhead cupboard.





**Bathroom:**

5'9" x 5'6" (1.75 x 1.67)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, vertical radiator, tiled walls.

**OUTSIDE:**

Unrestricted street parking.



View

**AGE:** Pre 1850's

**Directions:**

Enter Ingleton Village on the A65 from Settle, turn right opposite the garage onto Laundry Lane, at the T junction go right onto Main Street and Bank End Cottages is on the left-hand side, a for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

All mains' services are connected to the property.



### Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd. The cottage is currently operated as a holiday let, so viewings have to be arranged on change over day (Saturday).

### Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

### Local Authority:

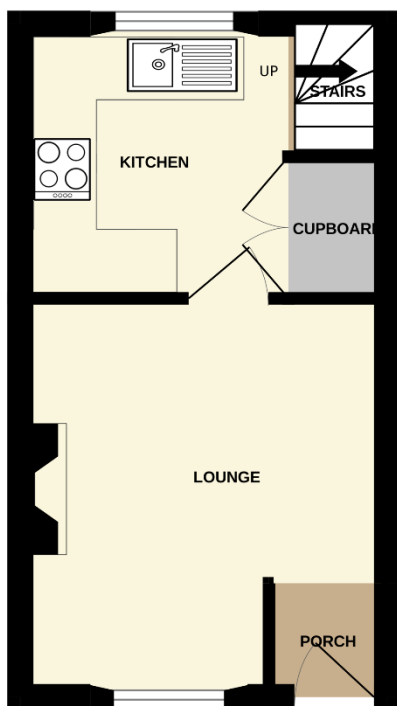
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band

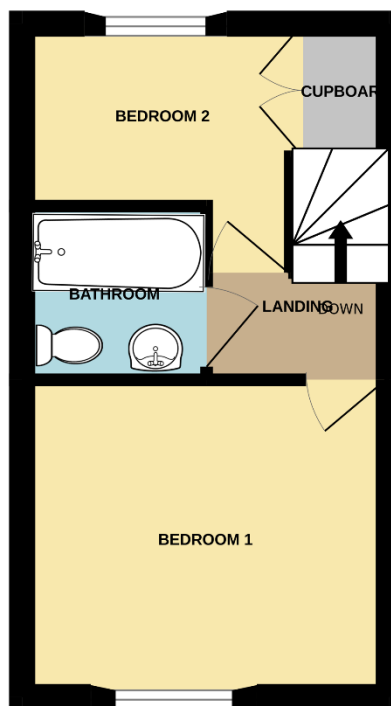
1 Bank End Ingleton CARNFORTH LA6 3HE		Energy rating  <b>D</b>	
Valid until <b>18 November 2034</b>		Certificate number <b>9480-3944-2209-6094-2200</b>	
Property type		Mid-terrace house	
Total floor area		43 square metres	



GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

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