



2 LYTHAM TERRACE, INGLETON

£195,000





2 LYTHAM TERRACE, LAUNDRY LANE, INGLETON, CARNFORTH, LA6 3DF

Substantial, 2-bedroomed mid terraced cottage, located on the edge of Ingleton Village, offering extended accommodation laid over three floors.

Spacious layout with good sized lounge to the front with bay window. Large dining kitchen with appliances plus rear utility extension to the ground floor.

First floor: With two double bedrooms plus bathroom and second floor with hobbies room.

Outside: Small rear yard, foregarden and unrestricted street parking.

Upvc double glazed windows and gas fired central heating are installed.

Ideal family home, second home, holiday let or investment property.

Ingleton is a very popular village set amid scenic countryside on the edge of the Yorkshire Dales National Park under Ingleborough.

The village has a wide range of local amenities including independent shops, Co-op, Asda garage, public houses, churches, primary school and regular bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Lounge, Kitchen, Rear Porch.

First Floor:

Landing, 2 Bedrooms, Bathroom.

Second Floor:

Hobbies Room.

Outside

Foregarden, Unrestricted Street Parking, Rear Yard.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

15'8" x 11'6" (4.77 x 3.50)

Bay window 5'0" x 2'8" (1.52 x 2.48)

Large reception room, upvc external entrance door with fan light over, upvc double glazed bay window, wood fire surround on hearth, shelved alcoves, radiator, laminated flooring, coved ceiling.

Inner Hobby:

Staircase to the first floor.





Kitchen:

15'6" x 12'8" (4.72 x 3.86)

Range of kitchen base units with complementary worksurfaces, Belfast sink with mixer taps, Bosh electric built in oven, electric hob, extraction hood, downstairs store cupboard, radiator, upvc double glazed window, laminate flooring.



Rear Porch/Utility Room:

4'10" x 9'9" (1.47 x 2.97)

Extension to the rear, ½ glazed upvc external entrance door, upvc double glazed window, radiator.





FIRST FLOOR:

Landing:

Access to two bedrooms and bathroom. Staircase to the second floor, radiator.

Bedroom 1: To the front

7'6" x 15'6" (2.28 x 4.72)

Upvc double glazed window, radiator, understairs store cupboards.



Bedroom 2: To the Rear

6'7" x 12'4" (2.0 x 3.75)

Upvc double glazed window, radiator.



House Bathroom:

7'2" x 12'4" (2.18 x 3.75)

3-piece white bathroom suite comprising bath with electric shower over, low flush WC, vanity wash hand basin, upvc double glazed window, gas fired Baxi combination boiler, radiator.





SECOND FLOOR:

Hobbies Room:

15'6" x 8'6" (4.72 x 2.59)

Velux roof light, reduced eaves.



OUTSIDE:

Front:

Foregarden, paved, railings, unrestricted street parking.



Rear:

Enclosed paved yard area, small outbuilding.



Directions:

Enter Ingleton Village on the A65 from Settle, take right turn opposite the Asda garage onto Laundry Lane. Lytham Terrace 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.

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 'B'

2 Lytham Terrace Laundry Lane Ingleton CARNFORTH LA6 3DF		Energy rating D
Valid until 1 June 2035	Certificate number 2235-7125-4500-0248-1226	

Property type

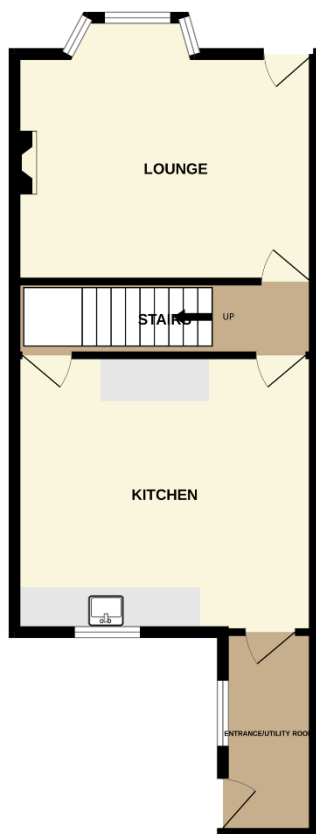
Mid-terrace house

Total floor area

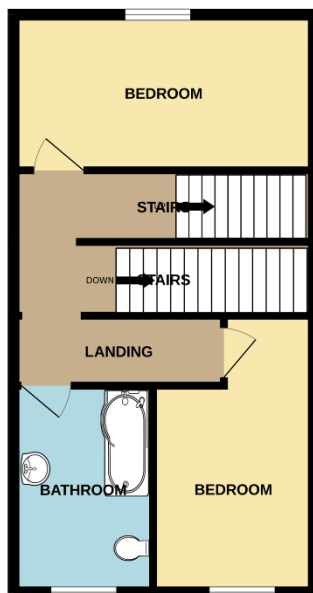
104 square metres



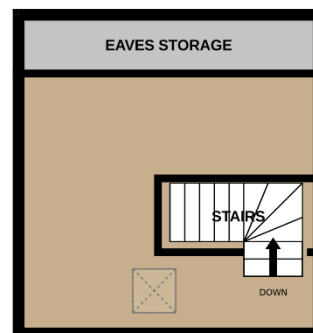
GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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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