



1 PARK VIEW MILL, INGLETON

£350,000





1 PARK VIEW MILL, INGLETON, CARNFORTH, LANCS, LA6 3HB

Spacious and contemporary style former mill conversion, located in a superb position near to the centre of Ingleton Village.

Offering well planned accommodation laid over 3 floors. Light and airy with stunning views to the rear over the river.

Flexible layout providing 3 or 4 bedrooms, large open plan living area, 2 bathrooms and a cloakroom/WC.

Outside large balcony and private under cover parking.

Upvc double glazed windows, gas fired central heating, modern kitchen with appliances and modern bathroom fittings.

Decorated and presented to a very high standard with quality fixtures and fittings though out.

Ideal family home, holiday cottage, second home or investment property. Ready for immediate occupation with no onward chain.

Well worthy of internal inspection to fully appreciate the size, layout, views and quality.

Ingleton is a popular village nestling in the shadow of Ingleborough, just on the edge of The Yorkshire Dales National Park.

The village has all local amenities including shops, public houses, churches, community centre, doctors' surgery, primary school and regular bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Cloakroom, Open Plan Living Kitchen.

First Floor:

Landing, Lounge/Additional Bedroom (Balcony), 2 Further Bedrooms, House Bathroom.

Second Floor:

Bedroom 1, Ensuite Shower Room.

Outside

Under Cover Parking For 2 Vehicles, Balcony.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'0" x 12'10" (1.82 x 3.91)

Covered entrance, part glazed external entrance door, staircase to the first floor, radiator, wood flooring.



Cloakroom:

3'8" x 5'8" (1.11 x 1.72)

WC, pedestal wash hand basin, radiator, upvc double glazed window, wood flooring.

Living Room/Kitchen:

Large open plan room with kitchen area to one side and living room to the other.

Kitchen Side:

7'11" x 7'11" (2.41 x 2.41) plus 5'3" x 11'10" (1.60 x 3.60)

Extensive range of kitchen base units with complementary worksurfaces, wall units, gas hob, extraction hood, electric oven, stainless steel sink with mixer taps, upvc double glazed windows, radiator, wood flooring.



Living Side: 19'6" x 17'0" (5.94 x 5.18)

Upvc double glazed double doors to Juliet balcony, aspects over the river, upvc double glazed tall window, space for table, radiator, wood flooring.





FIRST FLOOR:

Landing:

13'0" x 13'0" (3.96 x 3.96) plus 5'0" x 4'0" (1.52 x 1.21)

Access to 2 bedrooms, house bathroom, second lounge/additional bedroom, staircase to second floor, upvc understairs cupboard.

Second Lounge/ Bedroom:

14'4" x 13'0" (4.36 x 3.96)

Upvc double glazed door with side panel with access to balcony, electric flame effect fire within hearth, bulkhead store cupboard housing gas fired central heating boiler.



Bedroom 2:

13'9" x 9'4" (4.19 x 2.84)

Double bedroom, upvc glazed window, radiator.





Bedroom 3:

8'9" x 9'9" (2.66 x 2.97)

Double bedroom, upvc glazed window, radiator.



Bathroom:

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

SECOND FLOOR:

Landing:

6'2" x 13'2" (1.88 x 4.01)

Access to bedroom 1, eaves storage, Velux roof light, bookshelves.



Bedroom 1:

13'9" x 9'4" (4.19 x 2.84)

Double bedroom, 2 conservation roof lights, eaves storage to both sides recessed.



Ensuite Shower Room:

3'9" x 11'0" (1.14 x 3.35)

Shower enclosure with shower off the system, pedestal wash hand basin, low flush WC, conservation roof light, radiator.



OUTSIDE:

Undercover parking area for 2 vehicles and Store.

FIRST FLOOR REAR BALCONY:

15'2" x 18'10" (4.62 x 5.74)

Pleasant views over the river.



**AGE:**

Converted Approximately 1990's

Directions:

Enter Ingleton Village off the A65 from Settle, turn right opposite the Asda garage onto Laundry Lane. At the junction with the main street, turn right. Go approximately 400 yards and turn a sharp left down the hill to the bottoms. Park View Mill is on the bottom of the hill 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:

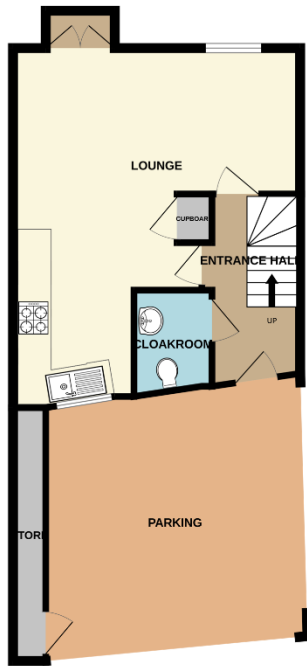
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band D

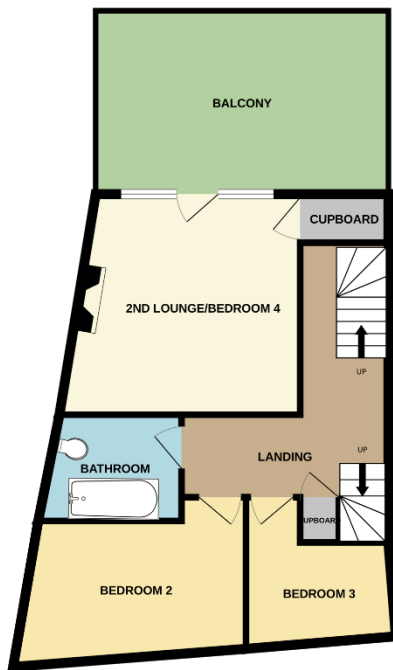
1 Park View Mill Bank Bottom Ingleton CARNFORTH LA6 3HB		Energy rating C
Valid until 13 June 2035	Certificate number 0300-2057-5560-2795-8135	
Property type	Mid-terrace house	
Total floor area	131 square metres	



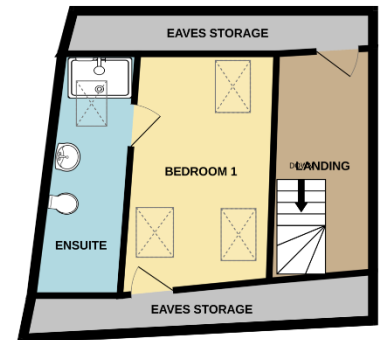
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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