



## 4 HIGHFIELD COTTAGES, INGLETON

£280,000





## 4 HIGHFIELD COTTAGES, INGLETON, CARNFORTH, LA6 3AZ

Well presented 3 bedroomed modern style mid-terrace house situated in a convenient elevated position near to the centre of Ingleton Village.

Light and airy accommodation laid over two floors with large lounge/dining room with doors out to private enclosed rear garden, fitting kitchen and entrance hall to the ground floor, plus 3 bedrooms, two double and one single plus shower room to the first floor.

Decorated to a high standard throughout with upvc double glazed windows and gas fired central heating plus garage.

Manageable gardens to the front and rear, plus pleasant open rear views.

Ideal family home, or second home/ holiday cottage or investment potential.

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

Situated approximately 80 yards from the centre of the village with all local amenities including shops, public houses, churches, primary school and regular bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

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

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Entrance Hall, Lounge/Dining Room, Kitchen.

#### First Floor:

Landing, 3 Bedrooms, Bathroom.

#### Outside

Fore Garden, Rear Garden, Garage.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

7'9" x 5'10" (2.36 x 1.77)

Covered entrance, part glazed entrance door, staircase to the first floor, radiator, access to lounge/dining room, and kitchen.





### Lounge/Dining Room:

15'9" x 18'6" (4.80 x 5.63)

Large room with upvc double glazed rear doors with aspects over the garden, gas fire within wood fire surround, space for table, under stairs store cupboard, radiator, coved ceiling.



### Kitchen:

9'5" x 7'4" (2.87 x 2.23)

Range of base units with complementary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, electric oven, electric hob, upvc double glazed window, plumbing for washing machine.



### FIRST FLOOR:

#### Landing:

6'5" x 12'1" (1.95 x 3.68)

Spacious landing area with access to 3 bedrooms and bathroom, loft access, store cupboard.





### **Bedroom 1: Front**

12'4" x 13'6" (3.75 x 4.11)

Double bedroom with upvc double glazed window, built in wardrobe, and radiator.



### **Bedroom 2: Rear**

13'6" x 13'6" (4.11 x 4.11)

Double bedroom with dual aspect with two upvc double glazed windows with views, built in wardrobe, and radiator.



### **Bedroom 3:**

8'4" x 9'2" (2.54 x 2.79)

Single bedroom, with upvc double glazed window, and radiator.



### **Bathroom:**

7'0" x 6'6" (2.13 x 1.98)

Shower over floor drain, low flush WC, pedestal wash hand basin, upvc double glazed window, heated towel rail, two tiled walls.

**OUTSIDE:**

Pleasant fore garden with step up from the Main Street, mature shrubs, passage way through to the rear garden, rear gardens well-tended, laid to lawn.

Garage: 16'8" x 9'9" (5.08 x 2.97) with up/over door, and power.

**AGE:**

Approximately 1984

**Directions:**

From the centre of Ingleton Village proceed up the one-way system towards the Wheatsheaf pub, Highfield Cottages are located 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

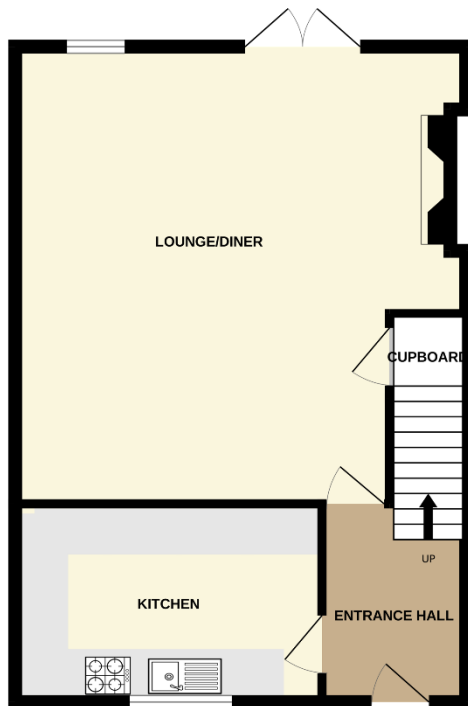
Council Tax Band 'D'

1 Park View Mill Bank Bottom Ingleton CARNFORTH LA6 3HB		Energy rating  <b>C</b>
Valid until <b>13 June 2035</b>	Certificate number <b>0300-2057-5560-2795-8135</b>	

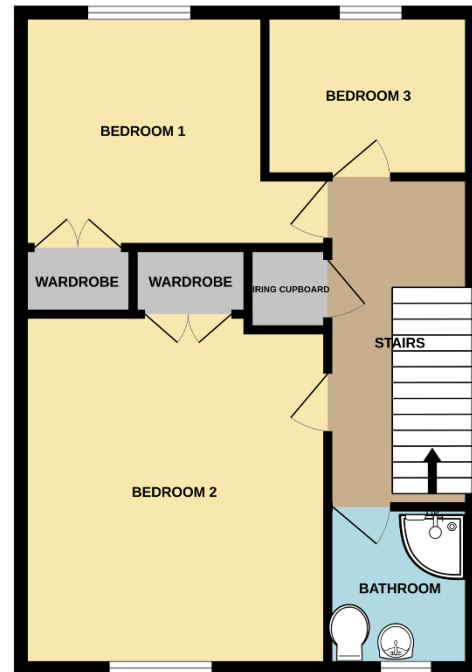
Property type	Mid-terrace house
Total floor area	131 square metres



GROUND FLOOR



1ST 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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