



37 GREEN MEADOW CLOSE, INGLETON
£245,000



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37 GREEN MEADOW CLOSE, INGLETON, LA6 3FE

Well-presented 3 bedroomed semi-detached modern house located on the popular Green Meadow development which is situated on the edge of Ingleton Village approximately a quarter of a mile from the village centre.

Well-presented throughout with modern kitchen and bathroom fittings, double glazed upvc windows, and gas fired central heating. Manageable gardens and two private parking spaces to the rear.

Ideal property for a first-time buyer, family retired buyer or investor.

Available immediately with No Onward Chain.

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

Layout provides entrance porch with cloakroom off plus WC, lounge with return staircase to the first floor, dining kitchen to the ground floor.

Landing with three bedrooms and four-piece bathroom.

Ingleton is a popular village set amid stunning countryside under the majestic Ingleborough, in the famous Yorkshire Three Peaks Area.

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 Porch, Cloakroom, Lounge, Kitchen/Dining Room.

First Floor

Landing, Access to 3 Bedrooms, Bathroom.

Outside

Patio Style Rear Garden, 2 Allocated Parking Spaces.

ACCOMMODATION

GROUND FLOOR:

Entrance Porch:

5'6" x 6'1" (1.67 x 1.85)

Half glazed external entrance door, access to cloakroom, Kardean flooring and radiator.

Cloakroom:

6'3" x 2'11" (1.90 x 0.88)

Pedestal wash hand basin, WC, double glazed window and Kardean wooden flooring.





Lounge:

14'0" x 10'6" (4.26 x 3.20)

Spacious room with Kardean wooden flooring, double glazed window, two under stairs cupboards, feature fire in stone fire surround, staircase to first floor and radiator. Double doors to kitchen/diner



Kitchen/Dining Room:

16'3" x 8'4" (4.95 x 2.54)

Range of modern kitchen base and wall units, plumbing for washing machine, Kardean tiled flooring, patio doors to rear garden, Double glazed window, built in electric oven and hob with extractor fan. Radiator.



FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom, store cupboard.

Bedroom 1:

10'9" x 8'9" (3.27 x 2.66)

Double bedroom, double glazed window, and radiator.



**Bedroom 2:**

9'0" x 8'6" (2.74 x 2.59)

Double glazed window and radiator.

**Bedroom 3:**

8'3" x 7'8" (2.51 x 2.33)

Two upvc double glazed windows and radiator.

Bathroom:

8'1" x 7'8" (2.46 x 2.33)

4-piece bathroom suite comprising bath, WC, pedestal wash hand basin and shower cubicle. Upvc double glazed window and radiator.

**Outside:**

Paved rear garden area with space for table. Two private parking spaces to the rear.

**Directions:**

Enter Ingleton village on the A65 from Settle, Turn right onto Croft Road, then next right into Green Meadow Close. Proceed round to the right and No 37 is just in front of you. A 'For Sale' board is erected.

**Tenure:**

Freehold with vacant possession on completion.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that surface water flooding is very low.

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 C

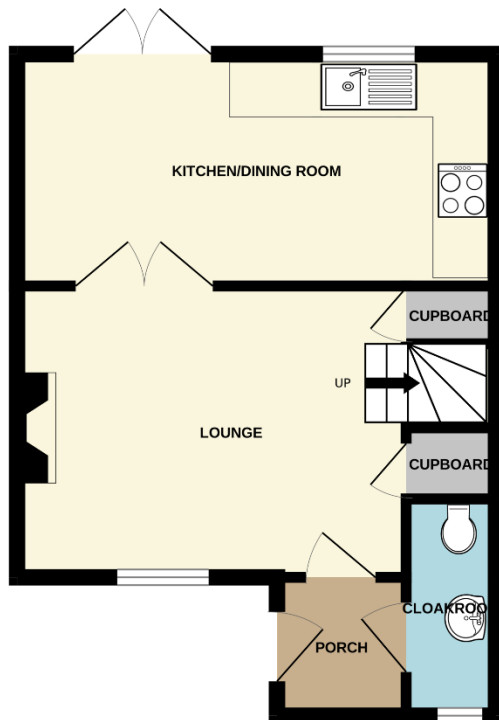
37 GREEN MEADOW CLOSE INGLETON CARNFORTH LA6 3FE		Energy rating C
Valid until 13 October 2030	Certificate number 9390-2812-8000-2690-1085	

[Print this certificate](#)

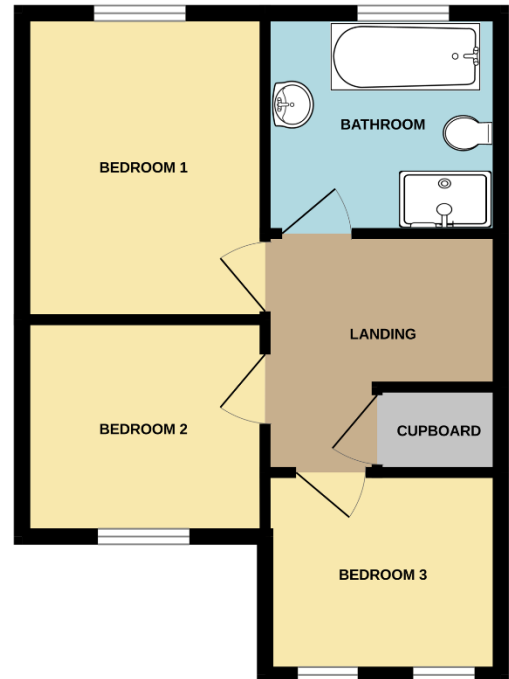
Property type	End-terrace house
Total floor area	79 square metres



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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