



42 New Village, Ingleton, LA6 3DG Offers In The Region Of £180,000

42 New Village is a generous three-bedroom mid-terrace house situated on the outer ring of New Village. The ground floor comprises of two reception rooms, a kitchen, and a utility area, with three bedrooms and a bathroom on the first floor. The property also benefits from a garage and divorced garden.

With potential for modernisation, it presents an excellent opportunity to create the perfect family home.

Property Description

42 New Village is a spacious three bed mid terrace family home, located on the outer ring of New Village and benefits from a garage and detached garden. The accommodation consists of two ground floor reception rooms, kitchen and utility with three bedrooms and bathroom on the first floor. The property represents a fantastic opportunity to modernise and turn into a comfortable family home.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Freehold, Council tax band A. EPC TBC. All mains services.

Ground Floor

Dining Room 12'11" x 9'10" (3.94 x 3.01)



Fitted carpet, radiator, fireplace, single glazed window to front, door to front.

Sitting Room 12'6" x 12'0" (3.82 x 3.66)



Fitted carpet, radiator, fireplace with electric fire effect heater, built in cupboard, single glazed window to front.

Kitchen 8'8" x 8'0" (2.65 x 2.46)



Fitted carpet, radiator, range of wall and base units, single stainless steel drainer sink, cooker point, single glazed window to rear, door to back yard.

Understairs Pantry 5'2" x 2'11" (1.59 x 0.91)

Vinyl flooring, original slate shelf, single glazed window.

Utility Room 8'2" x 6'3" (2.5 x 1.92)

Vinyl flooring, gas boiler, useful storage cupboards, single glazed window to rear.

First Floor

Bedroom One 12'11" x 12'1" (3.94 x 3.69)



Double bedroom. Fitted carpet, radiator, single glazed window to front.

Bedroom Two 13'0" x 9'10" (3.97 x 3)



Double bedroom. Fitted carpet, radiator, single glazed window to front.

Bedroom Three 8'0" x 6'5" (2.45 x 1.98)



Single bedroom. Fitted carpet, radiator, single glazed window to rear.

Bathroom 8'7" x 8'2" (2.63 x 2.5)



Fitted carpet, bath, toilet, wash basin, airing cupboard, single glazed window to rear.

Outside

Front

Enclosed front yard with fence and gate.

Rear



Enclosed yard with brick wall and gate.

Garden



Generous divorced garden with patio area, established plants and shed.

Garage



Concrete floor, two single glazed window to rear and side, double timber doors.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

are for illustration purposes only. Plans are produced using PlanUp.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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FISHER HOPPER

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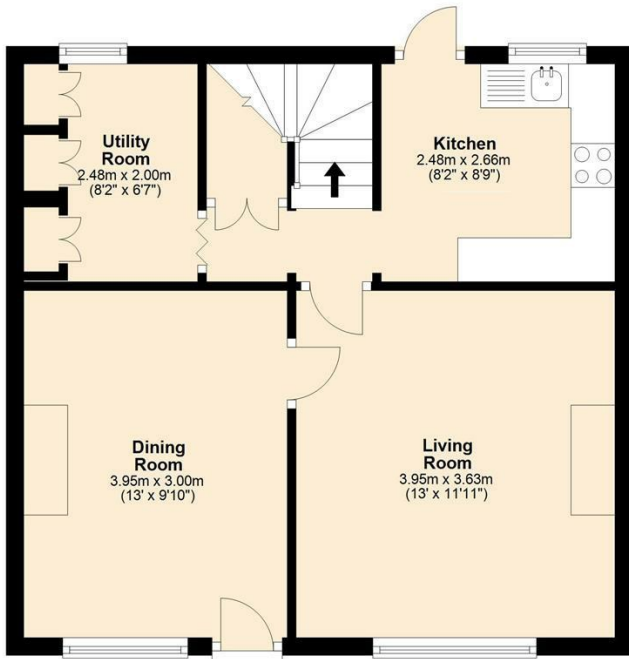
FLOOR PLANS

Please note, floor plans are not to scale and

Floor Plan

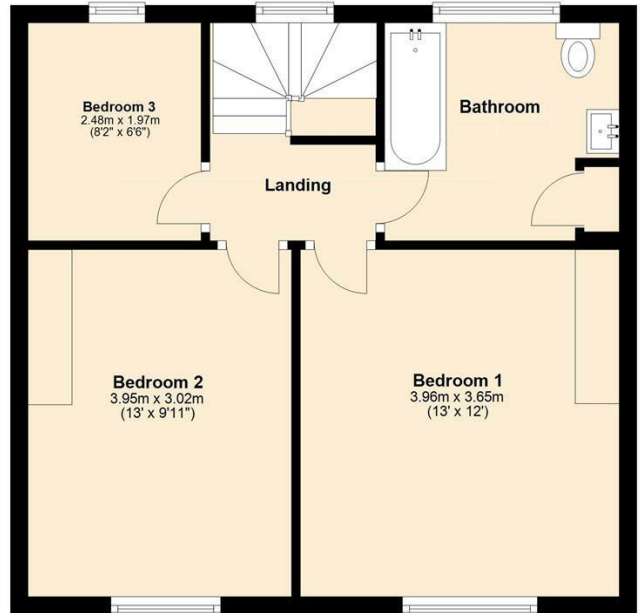
Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 sq. feet)

42 New Village, Ingleton

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

