



**15 Bridge Mews, Ingleton, LA6 3JW**  
**Price Guide £425,000**

15 Bridge Mews is a substantial detached 3 bedroom property presented in excellent condition throughout and offers a wealth of benefits and features.

The property is located in Ingleton and within easy walk of the town where there is a range of shops, sports facilities, cafes, pubs and restaurants and the primary school along with plenty of countryside walks. The property is in the catchment for both Kirkby Lonsdale School & Settle College.



## 15 Bridge Mews



The accommodation briefly consists of entrance hall leading to all ground floor rooms, including; cloakroom, a spacious and light sitting room, a large kitchen diner, and a separate utility room. On the first floor there are 3 double bedrooms, with the main bedroom benefitting from an En-suite shower room, and a family bathroom.

Externally there is off road parking for at least 1 car and in addition a large attached garage with electric remotely controlled roller shutter door, the outside space is all low maintenance, providing ample space for seating etc.

### Property Information

Freehold  
Council Tax Band E  
EPC Rating C  
All Mains Services  
Gas central heating with separate hot water system  
Double Glazed Windows  
To include curtains and blinds, washing machine and dryer

### 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.

### Ground Floor

#### Entrance Hall



UPVC door leading to a spacious entrance hall. Wood flooring, staircase, doors to sitting room, kitchen and cloakroom.

#### Cloakroom 5'9" x 3'5" (1.77 x 1.05)

Tiled floor, WC, wash basin, radiator, extractor.

#### Sitting Room 15'8" x 14'5" (4.8 x 4.4)



Spacious and light sitting room with windows to three aspects. Fitted carpet, gas fire with fire surround, 3 large floor to ceiling double glazed windows, double glazed window

**Kitchen Dining Room 19'1" x 14'4"**  
**(5.825 x 4.378)**



Spacious kitchen dining space. Tiled floor, fitted kitchen with range of wall and base units with complementary worktop, central island with additional cupboard space, gas range cooker with extractor hood, 1.5 stainless steel drainer sink, a range of integrated appliances including: fridge, freezer and dish washer. Floor to ceiling double glazed windows, 2 further single glazed windows, door to utility room, UPVC door to rear.

**Utility Room 6'6" x 5'1" (2 x 1.56)**

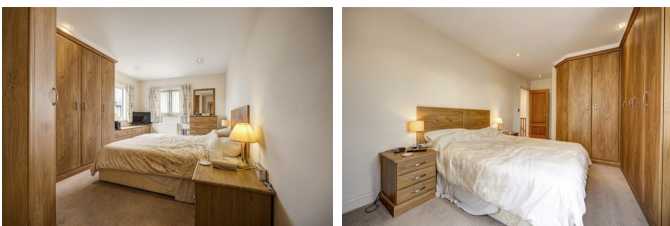
Tiled floor, wall and base units, single stainless steel drainer sink, plumbing for washing machine and tumble dryer, door to cupboard under the stairs.

**First Floor**

**Landing**

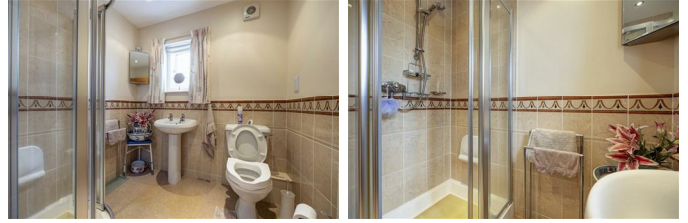
Fitted carpet, staircase to ground floor, loft access, airing cupboard housing hot water system.

**Bedroom 1 18'2" x 10'5" (5.56 x 3.19)**



Large double bedroom with en-suite shower room. Fitted carpet, fitted wardrobes and furniture, radiator, double glazed window to front and side.

**En-suite 6'9" x 6'3" (2.07 x 1.93)**



Vinyl flooring, shower cubicle, WC, wash basin, radiator, extractor fan, double glazed.

**Bedroom 2 14'2" x 8'3" (4.34 x 2.52)**



Double bedroom. Fitted carpet, radiator, double glazed window.

**Bedroom 3 14'3" x 9'6" (4.35 x 2.9)**



Double bedroom. Fitted carpet, radiator, cupboard, double glazed window.

**Bathroom 9'0" x 6'2" (2.76 x 1.88)**



Tiled floor, bath with shower over, WC, wash basin, textured double glazed window, extractor, radiator, Velux.

**External**

**Garage 19'8" x 9'8" (6.0 x 2.97)**

Electric remotely controlled roller shutter doors. Concrete floor, light and power, gas boiler.

**Parking**

Drive offering parking for one car.



## Patio Garden



Attractive paved patio garden with established planting. Potential to create area of lawn.

## 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.

## 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.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Naphthens Solicitors of £100.00 + VAT for all successful introductions.

## FISHER HOPPER

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## FLOOR PLANS

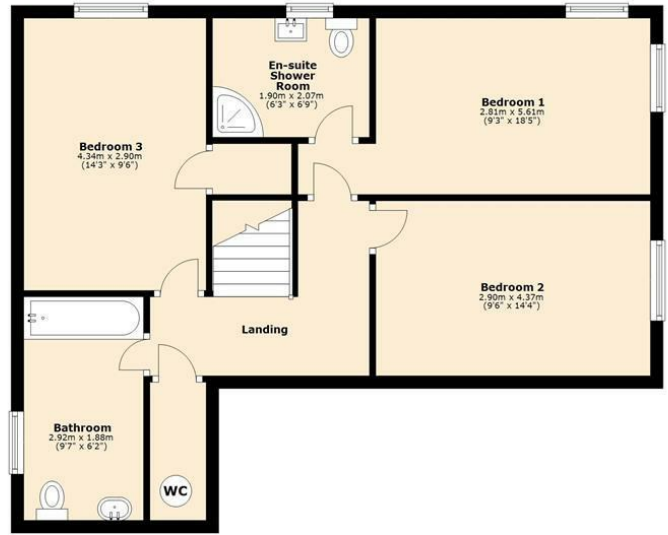
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan

**Ground Floor**  
Approx. 85.4 sq. metres (918.9 sq. feet)



**First Floor**  
Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 148.1 sq. metres (1594.3 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

