



## **2 Bridge Mews, Ingleton, LA6 3JW Offers In The Region Of £310,000**

A spacious and immaculately presented 3-bedroom mid-terrace property, ready for immediate occupancy.

The accommodation features an entrance hall with ample storage space and a ground floor cloakroom. It boasts an open-plan kitchen-dining area and a bright sitting room on the ground floor. Upstairs, there are three bedrooms, including one with an en-suite shower room, and a family bathroom.

Outside, there's a private patio area, a wooden store, and designated parking.

## Property Description



Welcome to 2 Bridge Mews, a spacious and immaculately presented 3-bedroom mid-terrace property, ready for immediate occupancy. The accommodation features an entrance hall with ample storage space for shoes and coats, accompanied by a convenient ground floor cloakroom.

Moving forward, the entrance hall leads seamlessly into an open-plan kitchen-dining area, offering generous dining space. Adjacent is a spacious and bright sitting room, perfect for relaxation.

Ascending to the first floor, a landing provides access to the loft and all first-floor rooms, including bedroom one with an en-suite shower room, two additional bedrooms, and a family bathroom. Outside, a private patio area and wooden store are complemented by steps leading to a designated parking space.

## Property Information

Freehold  
Council Tax Band D  
EPC Rating TBC  
Broadband connection

## 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

Hardwearing carpet, consumer unit, door to cloakroom, external composite door to front.

## Cloakroom



Tiled floor, wash basin, toilet, radiator, double glazed window with textured glass to front, extractor fan.

## Sitting Room



Fitted carpet, radiator, gas fire with fire

surround, two double glazed windows to rear.

## Kitchen



Open plan Kitchen & Dining Room. Fitted carpet through to sitting room and staircase, wood effect LVT in kitchen and dining room, radiator, modern fitted kitchen featuring gloss white base and wall units with complementary wood effect worktops, integrated oven, induction hob with extractor hood and splashback, integrated dishwasher, washing machine, 1.5 drainer sink, space for American style fridge freezer, understairs cupboard, double glazed window to front,

## First Floor - Landing



Fitted carpet, staircase to ground floor, loft access, airing cupboard housing gas combi boiler with shelving.

## Bedroom One



Fitted carpet, radiator, fitted wardrobes, double glazed window to rear and side aspects.

## En-Suite Shower Room



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, fitted open shelves, extractor fan.

## Bedroom Two



Fitted carpet, radiator, double glazed window to front aspect.

## Bedroom Three or Office



Fitted carpet, radiator, double glazed window to front aspect.

## Bathroom



Tiled flooring, heated towel rail, wash basin, toilet, bath with shower over, extractor fan.

## Front Patio Garden



Steps from parking space leading down to low maintenance patio area with room for bench, wooden outside store.

## Parking



One parking space on title plan with additional visitor spaces.

# Floor Plan



# 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>			
(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	

