



10 Millwood, Ingleton, LA6 3HY
Offers In The Region Of £285,000

A pristine two-bedroom mid-terrace home set in a scenic location near Ingleton village with riverside patio seating areas and parking, making for an idea main, second or holiday home.

Property Description

Discover the charm of 10 Millwood, a meticulously maintained two-bedroom mid-terrace property occupying a picturesque riverside location, just a brief walk from the heart of Ingleton village. Here, you'll find an array of shops, cafes, and pubs, along with a host of conveniences, complemented by an abundance of outdoor activities awaiting exploration.

Step inside to find an inviting entrance porch that leads seamlessly into an airy open-plan kitchen and living space, where sliding doors beckon you onto a tranquil patio garden boasting captivating river views. The accommodation is completed on the first floor, where there are two double bedrooms and a modern family bathroom.

Currently run as a highly successful holiday property, 10 Millwood offers investors the opportunity to buy a turnkey business.

Outside, the property offers convenient tarmacked parking, bordered by stone walls. The rear has two tiers of patio areas interconnected by path and steps, with the lower tier providing a superb vantage point directly overlooking the river.

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 C. EPC - C. All mains services. Broadband connection.

Holiday Cottage Figures

TBC

Entrance porch



Wood laminate flooring, stairs to first floor, double glazed window to side.

Open Plan Kitchen, Dining, Sitting Room 28'2" x 13'1" (8.59m x 3.99m)



Modern kitchen with gloss grey wall and base units with complementary worktops, range of integrated appliances including double oven, induction hob with extractor, dishwasher, fridge and freezer, 1.5 drainer sink, wood laminate flooring, radiator, multifuel stove with stone hearth, feature radiator, double glazed window to front, double glazed sliding patio doors to rear.

Landing 7'3" x 6'7" (2.23m x 2.03m)



Fitted carpet, wall mounted Nest heating controls, large storage cupboard, stairs to ground floor

Bedroom One 12'0" x 6'6" (3.66m x 2.00m)



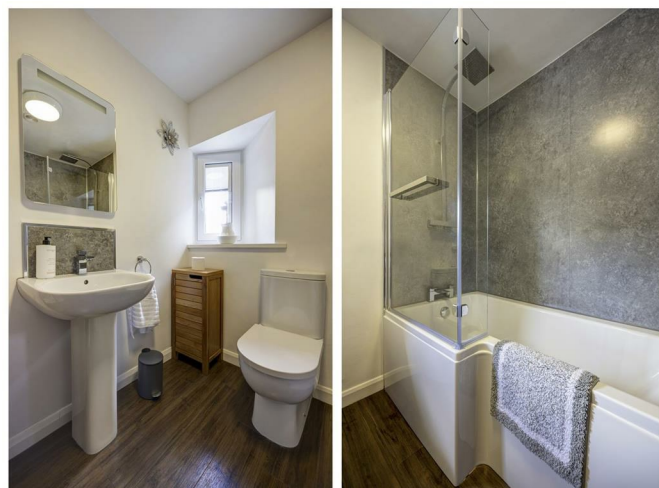
Generous double room. Fitted carpet, radiator, double glazed window with river views.

Bedroom Two 7'9" x 9'10" (2.37m x 3.02m)



Double bedroom. Fitted carpet, radiator, large storage cupboard, double glazed window to front.

Bathroom 7'3" x 6'9" (2.23m x 2.07m)



Wood laminate flooring, bath with shower over and shower screen, toilet, wash basin, heated towel rail, extractor fan, double glazed window.

Outside

Front



Area of tarmac providing park for one car, gas and electric meters, stonewall boundaries.

Rear



Upper and lower Indian sandstone patio areas, ideal for alfresco dining and relaxing next to the river.

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.

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

FISHER HOPPER

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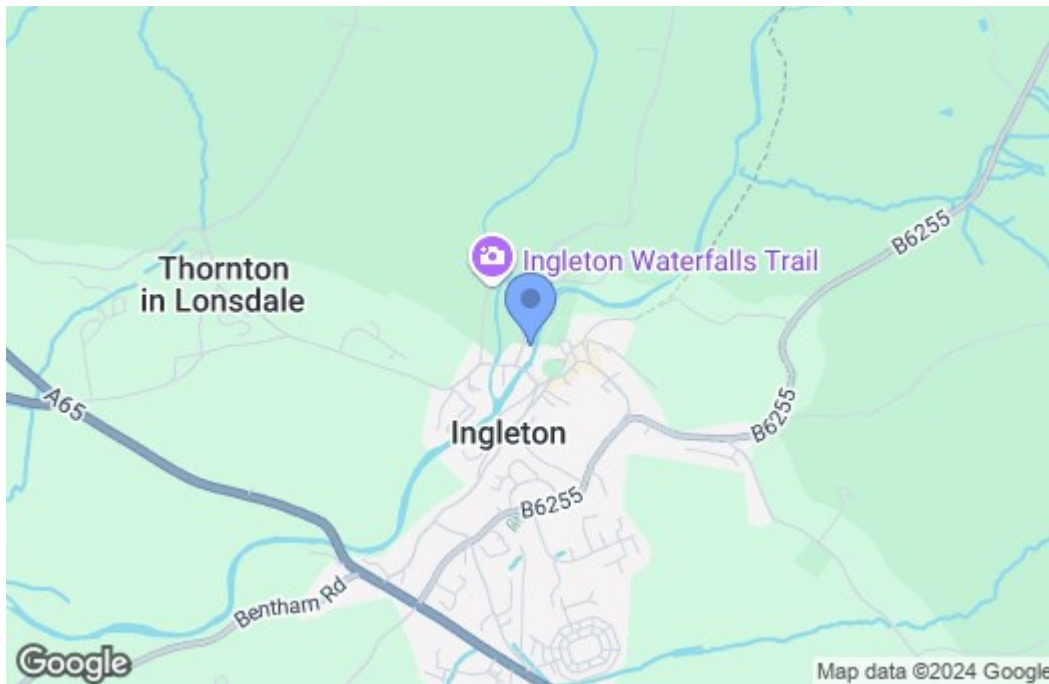
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

