



4 4 Malt Dubs Close, Ingleton, LA6 3DZ
Price Guide £285,000

A well presented end terrace in quiet location within the popular village of Ingleton, featuring open plan kitchen diner, sitting room, three bedrooms, bathroom, off road parking, double garage and gardens.

An ideal family home!

Property Description

Welcome to 4 Malt Dubs, Ingleton – a spacious three-bedroom end-terrace property situated in the popular village of Ingleton on the fringe of the Yorkshire Dales National Park. This charming home offers ample living space and is presented in excellent condition, making it move in ready.

As you enter via the entrance porch, you'll find an inviting open-plan kitchen and dining room with double patio doors leading to the rear garden, perfect for indoor-outdoor living. The cosy sitting room, complete with a multifuel stove, provides an ideal space for relaxing evenings. A hallway with stairs leads to the first floor.

Where there are three well-proportioned bedrooms: two generous doubles and a versatile single bedroom, which can also serve as a home office. The modern bathroom is well-appointed.

Externally, the property boasts an open front garden with lawn area and parking to the side. The enclosed rear garden is low maintenance, offering a private outdoor space. Additionally, there is a detached double garage with electric roller doors for added convenience.

This delightful property combines comfort and functionality, making it an ideal family home.

Property Information

Freehold
Council Tax Band: C
EPC Rating: C
All mains services

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.

Front Entrance Porch

Quarry tiled floor, double glazed windows and upvc door.

Entrance Hall

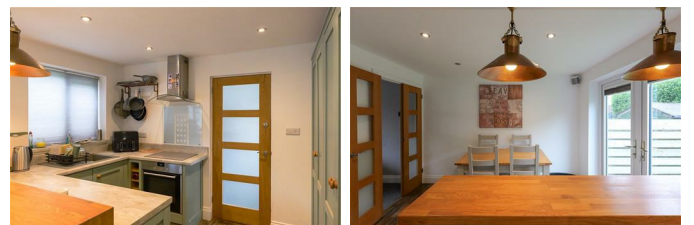
Fitted carpet, radiator, stairs to first floor, upvc door to front porch

Sitting Room 13'10" x 12'8" (4.23m x 3.87m)



Fitted carpet, radiator, multi fuel stove recessed in fireplace with stone hearth, media wall, double glazed window to front.

Open Plan Kitchen Diner



Wood laminate floor, range of shaker style wall and base units in pastel green with complimentary worktops, integrated single oven, induction hob with extractor hood, single drainer sink, dish washer, fridge, two large pantry cupboards, feature pendant lights, double glazed window to rear.

Dining Area



Wood laminate flooring, radiator, upvc patio doors to garden.

Rear Entrance Porch

Hardwearing carpet, built in seat, door to garage, upvc door to front.

First Floor Landing



Fitted carpet, Oak and glazed bannister, double glazed window to side

Bedroom One



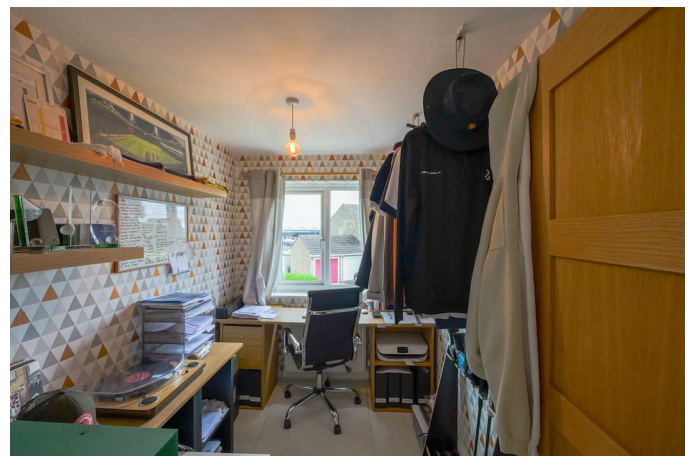
Fitted carpet, radiator, fitted wardrobes, double glazed window to rear.

Bedroom Two



Fitted carpet, radiator, double glazed window to rear, loft access.

Bedroom Three



Fitted carpet, radiator, double glazed window to front.

Bathroom



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

External Front

Area of lawn and path leading to front porch.

External Rear



Low maintenance with artificial turf and putting green, raised bed with seating, headgear boundary to rear, fence boundaries to sides.

Parking

One parking space to side of property.

Double Garage

Fitted carpet, double electric roller doors, light and power, plumbing for washing machine and tumble dryer, upvc doors to rear and side, double glazed window to side.

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 Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

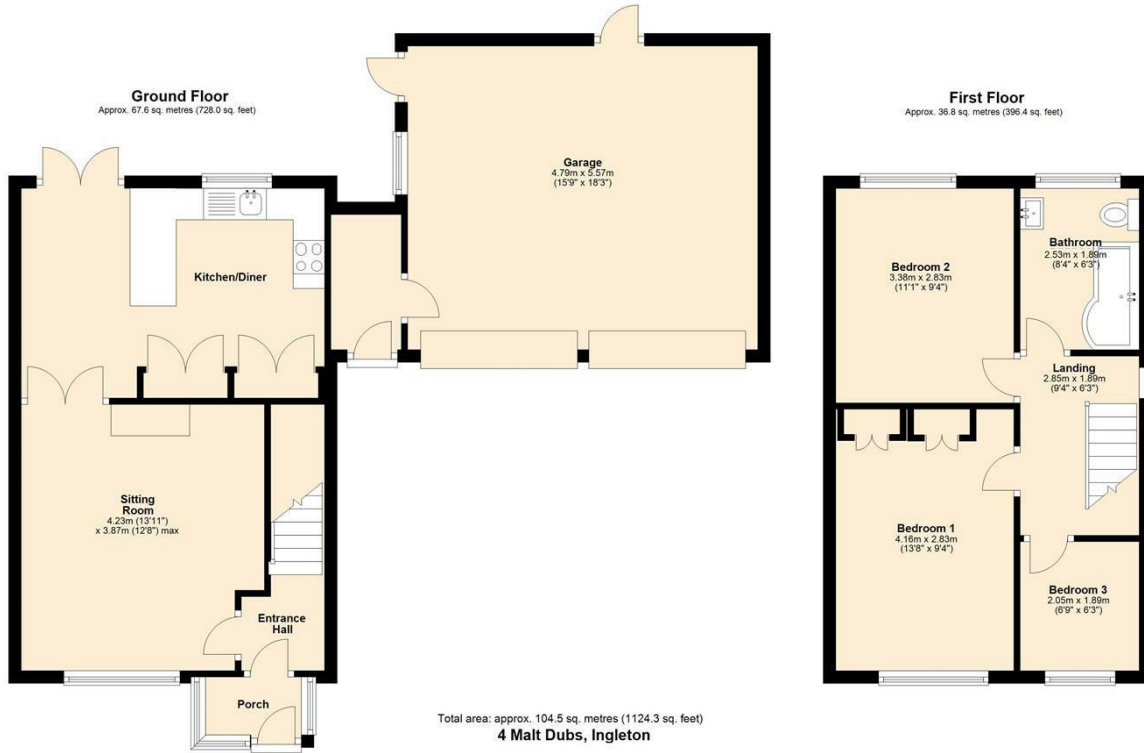
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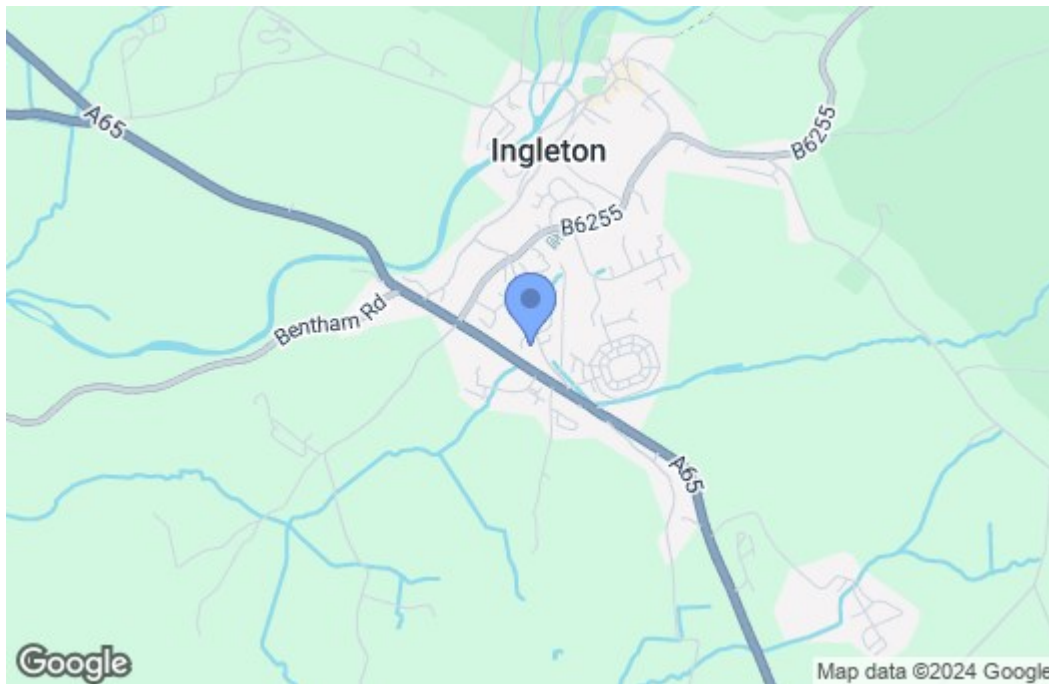
FLOOR PLANS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

