



5 New Road, Ingleton, LA6 3HL
Offers Over £175,000

A charming stone built two bed property in popular village of location, an ideal location to explore the Lakes & Dales from.

Property Description



Welcome to 5 New Road, a well presented mid terrace character property offering a spacious sitting room and kitchen diner on the ground floor with two double bedrooms and bathroom on the first floor. Externally there is a small patio area directly to the rear of the property. An ideal first time home, or lock up and leave second home in a great location to easily access the Lakes & Dales.

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

Tenure: Freehold
Council Tax Band B
EPC rating: D
All mains services

Sitting Room 13'10" x 14'2" (4.22m x 4.33m)



Wood laminate flooring, storage heater, stone fire surround and hearth, exposed beams, stairs to first floor with under stairs cupboard, double glazed windows to front with window seat, composite double glazed door to front

Kitchen/Dining Area 9'9" x 14'2" (2.99m x 4.33m)



Wood laminate flooring, range of wall and base units, single drainer sink, cooker point with extractor hood, integrated dishwasher and washing machine, double glazed windows to rear, composite double glazed stable door to rear.

Landing



Fitted carpet, loft access, stairs to ground floor.

Bathroom 6'11" x 6'0" (2.11m x 1.84m)



Wood effect tiled flooring, bath with shower over, toilet, wash basin, extractor, double glazed windows to rear with textured glass.

Bedroom One 13'6" x 11'0" (4.13m x 3.36m)



Stripped and varnished original wide

floorboard, electric wall mounted panel heater, fitted cupboard, double glazed windows to front with window seat.

Bedroom Two 10'1" x 7'10" (3.08m x 2.39m)



Stripped and varnished original wide floorboard, electric wall mounted panel heater, double glazed windows to rear with window seat.

External



Small patio area at rear. Small outbuilding.

Floor Plan



Total area: approx. 63.4 sq. metres (682.0 sq. feet)
5 New Road, Ingleton

Area Map



Energy Efficiency Graph

