



## **10 Green Meadow Close, Ingleton, LA6 3FE Offers In The Region Of £240,000**

Spacious and well-presented 3 bedroom modern townhouse extending to approx. 1273 Sq. Ft: an ideal home for couples or families in a popular residential cul-de-sac. Ingleton has a great range of shops, bars and places to eat, along with an excellent primary school and is within the catchment area for both Settle College and QES, Kirkby Lonsdale.

Benefitting from a good-sized family kitchen/diner; first floor living room with Juliet balcony; en-suite to bedroom 1; garden and 2 parking spaces, viewing is highly recommended.

## 10 Green Meadow Close



In brief, the ground floor accommodation comprises: spacious entrance hall; large cloakroom; generous family kitchen/diner and separate utility room.

On the first floor, the landing provides access to a good-sized living room with Juliet balcony and views; large storage cupboard and double bedroom two. Stairs rise to the top floor which comprises: landing; bedroom one with en-suite; house bathroom and double bedroom three.

Outside, the property has 2 parking spaces, a small front garden and pleasant enclosed garden to the rear with patio seating area and lawn.

### 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 D  
EPC Rating  
Internet connection TBC  
All mains services  
Gas Boiler (Oct 2021) with Nest Controls  
Fully Double Glazed

**Hall 9'4" x 9'7" (2.85m x 2.91m)**



Spacious entrance hall with UPVC double glazed door and window to the front aspect. Under stair storage cupboard. Invictus hardwearing flooring. Carpeted stairs rising to the first floor. Access to kitchen/diner and:

**Cloakroom 3'11" x 9'7" (1.20m x 2.91m)**



Large ground floor cloakroom. Wash hand basin. WC. Extractor. Vinyl flooring. Radiator.

**Kitchen/Diner 22'9" x 12'11" (6.93m x 3.94m)**

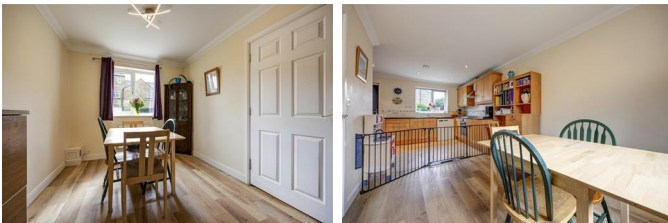
Generous open plan family kitchen/diner.

**Kitchen**



Kitchen area with UPVC double glazed door and window to the rear aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral oven and hob with extractor over. Plumbing for dishwasher. Space for American style fridge freezer. Tiled flooring. Radiator. Access to utility.

**Dining Area**



Family dining area with UPVC double glazed window to the front aspect. Invictus hardwearing flooring. Radiator.

**Utility 8'10" x 5'4" (2.68m x 1.62m)**

Utility room with UPVC double glazed

window to the rear aspect. Base mounted units with worktop and stainless steel sink with drainer. Plumbing for washing machine. Space for dryer. Gas central heating boiler. Tiled flooring.

**Landing**



First floor landing with UPVC double glazed window to the front aspect. Large storage cupboard. Carpet. Radiator. Carpeted stairs rising to the top floor. Access to bedroom 2 and:

**Living Room 11'11" x 18'8" (3.64m x 5.69m)**



Good-sized family living room with UPVC double glazed window to the rear aspect, and UPVC double glazed French Doors to a Juliet balcony with views. Carpet. 2 radiators.

**Bedroom 2 10'6" x 12'0" (3.21m x 3.66m)**



Double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

## Landing



Second floor landing with UPVC double glazed window to the front aspect. Carpet. Access to bedroom 3, bathroom and:

## Bedroom 1 13'6" x 10'8" (4.12m x 3.24m)



Generous double bedroom with UPVC double glazed window to the rear aspect and views. Carpet. Radiator. Access to:

## En-suite 4'0" x 7'10" (1.22m x 2.38m)



En-suite shower room with UPVC double glazed window to the rear aspect. Shower, wash hand basin and WC. Extractor. Vinyl flooring. Heated towel rail.

## Bedroom 3 8'11" x 12'0" (2.72m x 3.67m)



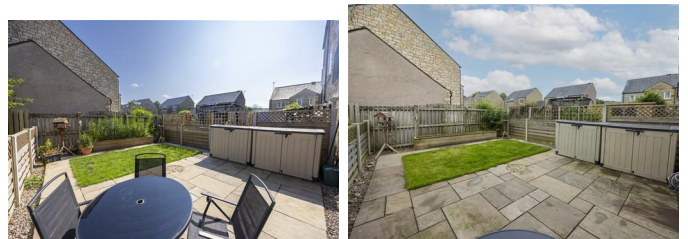
Double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

## Bathroom 4'9" x 7'7" (1.44m x 2.32m)



House bathroom with suite comprising: bath with screen and shower over, wash hand basin and WC. Extractor. Vinyl flooring. Radiator.

## Outside



2 parking spaces and small garden with lawn to the front aspect. Rear garden with patio seating area and 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 Napthens Solicitors of £100.00 + VAT for all successful introductions.

#### FISHER HOPPER

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#### FLOOR PLANS

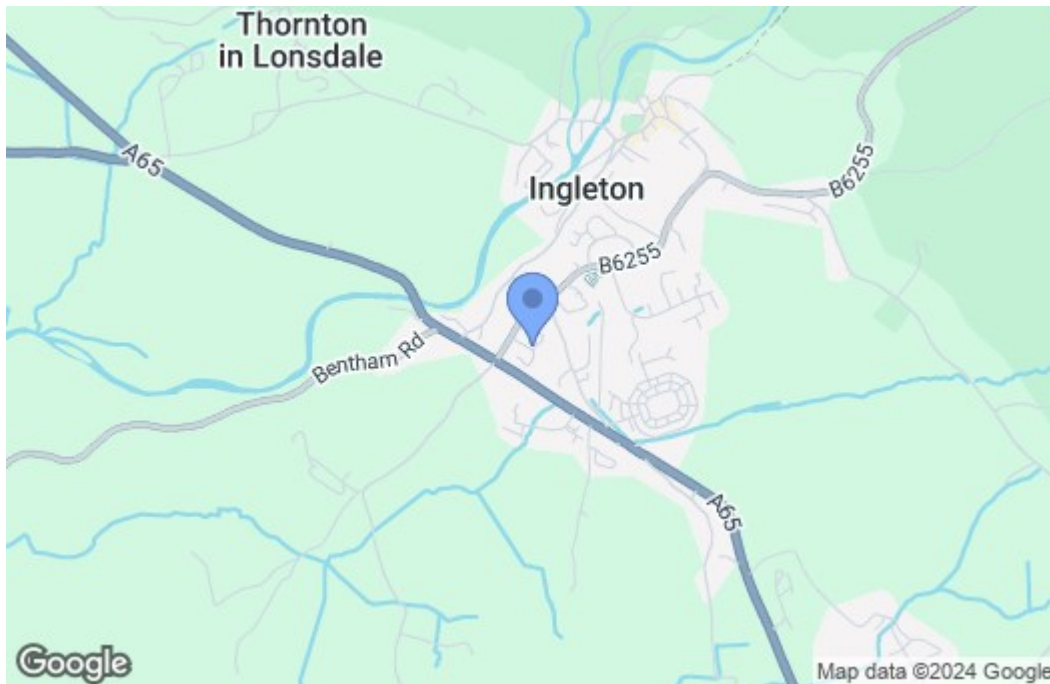
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan



Total area: approx. 118.3 sq. metres (1273.7 sq. feet)  
10 Green Meadow Close, Ingleton

## Area Map



## Energy Efficiency Graph

