



26 New Road, Ingleton, LA6 3HL
Offers In The Region Of £245,000

Move-in ready 3 bedroom semi-detached house in a desirable village location.

This charming property is comprised of a well appointed kitchen, sitting room, downstairs cloakroom, utility room, 2 double bedrooms, 1 single bedroom, bathroom and a private enclosed rear yard.

Fantastic opportunity to buy a well-established holiday let or an ideal family home.

Property Description

26 New Road is a modern, well presented 3 bedroom semi-detached house in the charming village of Ingleton, close to local amenities, including shops, pubs and schools.

The property comprises of a wide entrance hall giving the house an open, spacious feel, a cosy sitting room with patio doors out onto the rear yard, a spacious kitchen/diner, and a useful utility room leading into a downstairs cloakroom. On the first floor there are two good sized double bedrooms, one single bedroom and a well-appointed bathroom.

The property benefits from an enclosed rear yard with gated access from the front of the property, providing somewhere to relax.

Whether you're looking for a successful holiday rental investment or a perfect family home, this property presents an excellent opportunity for both.

Property Information

Freehold

SBR - No council tax

EPC Rating B

All mains services

Solar Panels - FIT (Feed In Tariff) paid quarterly

Contents by separate negotiation

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

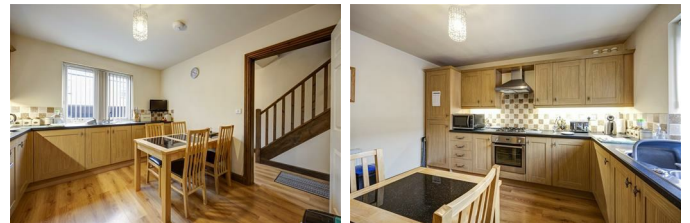
Wood laminate flooring, radiator, control for heating, staircase providing access to first floor, cupboard under stairs housing alarm system, UPVC door with double glazed textured glass to front aspect.

Sitting Room



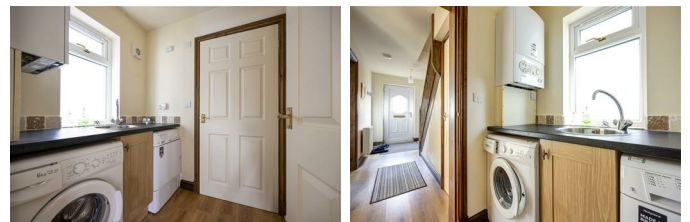
Wood laminate flooring, radiator, electric fire, UPVC double glazed patio doors providing access to rear yard.

Kitchen/Diner



Wood laminate flooring, radiator, range of wall and base units with integrated lights, single oven, gas hob with extractor hood, 1.5 single drainer sink, integrated dishwasher and fridge freezer, fire extinguisher, fire blanket, double glazed window to front aspect.

Utility Room



Wood laminate flooring, radiator, base units, single sink, plumbing for washing machine and tumble dryer, boiler, extractor, double glazed window to side aspect. Access to downstairs cloakroom.

Cloakroom



Wood laminate flooring, wash basin, toilet, extractor.

First Floor

Landing



Staircase providing access to ground floor, fitted carpet, radiator, double glazed window with textured glass to side aspect. Loft access - part boarded.

Bedroom One



Good sized double bedroom, fitted carpet, radiator, double glazed window to rear aspect.

Bedroom Two



Another good sized double room, fitted carpet, radiator, double glazed window to front aspect.

Bedroom Three



Single bedroom, fitted carpet, radiator, double glazed window to front aspect.

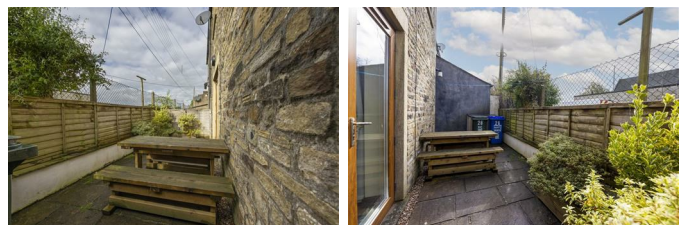
Bathroom



Tiled flooring, heated towel rail, wash basin, toilet, vanity unit, vanity light, bath with shower over, double glazed window with textured glass to rear aspect.

Exterior

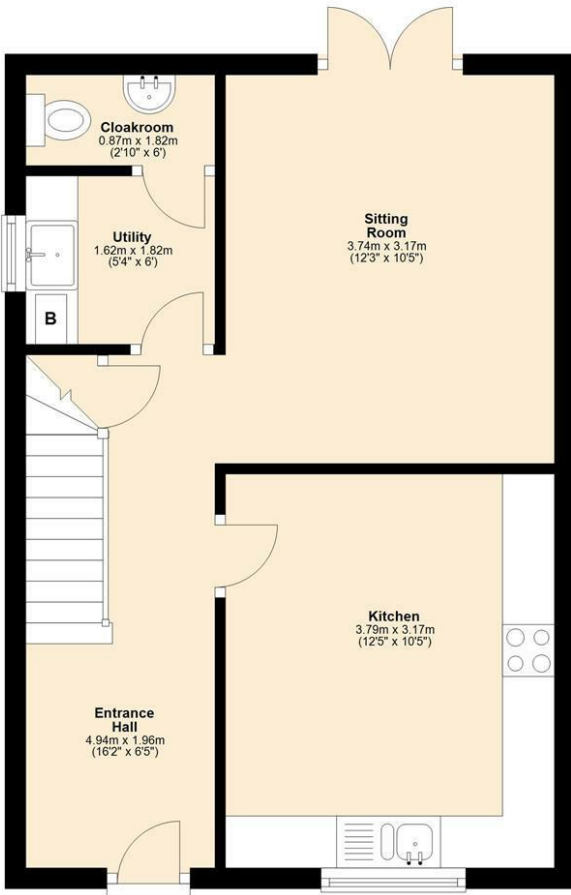
Rear



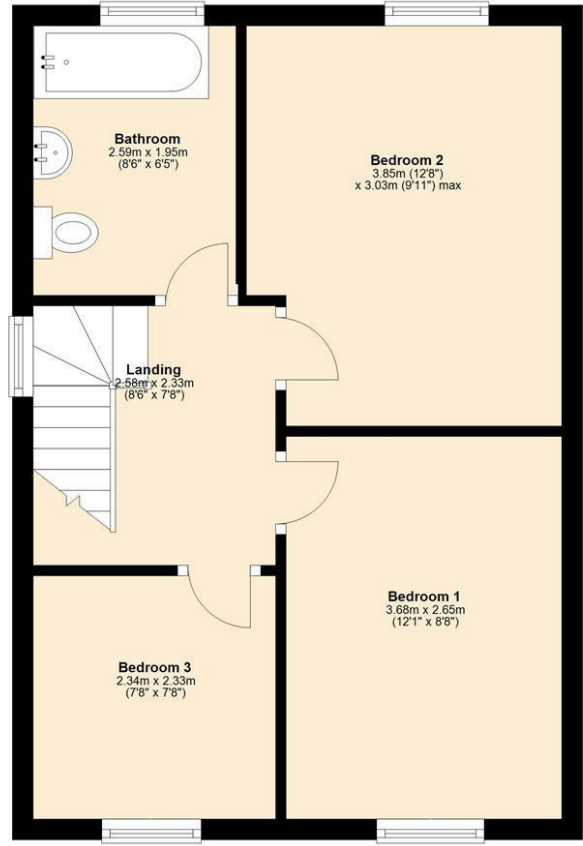
Enclosed stone flagged rear yard, timber gate providing access to side and front of the property.

Floor Plan

Ground Floor
Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.8 sq. feet)
26 New Road, Ingleton

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(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	

