FISHER HOPPER
ESTATE AGENTS

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3 Gill View, Ingleton
Offers In The Region Of £280,000

Large 3 bed link-detached new build family home located just outside the Yorkshire Dales gateway village of Ingleton.

In brief, the accommodation comprises a sitting room, modern fitted kitchen/diner, downstairs cloakroom, 3 double bedrooms and a main family Bathroom. Externally the property benefits from parking space for 2 car and private rear yard.

Perfect family, or lock up and leave holiday home.

Property Description

Welcome to this beautifully presented three bed modern family home, equally suitable as a low maintenance "lock up and leave" second home or holiday home. Offering a stylish and inviting living environment. Upon entering, you are greeted by a spacious and well-lit hallway. The neutral tones throughout create a bright and airy atmosphere, perfect for personalisation.

The ground floor features an open-plan sitting and dining area, seamlessly connected by wide openings that enhance the sense of space. The sitting room is highlighted by a stunning wood-burning stove set into a minimalist fireplace. The contemporary kitchen/diner benefits from large sliding glass doors, which flood the space with natural light and provide access to a private rear garden.

On the first floor there is a generous principal bedroom and two further double bedrooms and family bathroom. Outside, the property benefits from parking for 2 cars, ensuring ease and practicality. To the rear, the patio garden is perfect for outdoor relaxation or entertaining, fenced off for added privacy.

Stone-fronted with high specification, the property comes with the remainder of a 10 year new build warranty underwritten by Global Home Warranties.

Property Information

Freehold
Council Tax Band (SBR)
EPC Rating C
Mains services with LPG Gas central heating
There is a £100 PA service charge for the LPG tank.
Contents available upon 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, heating controls, understairs cupboard, staircase providing access to first floor, double glazed window with textured glass and composite door to front aspect.

Sitting Room

Wood laminate flooring, multifuel stove, heating controls on wall, double glazed window to front aspect.

Kitchen

Wood laminate flooring, range of wall and base units, under cabinet lighting, integrated oven, hob with extractor hood over, integrated dishwasher and fridge freezer, 1.5

drainer sink, space for dining table, double glazed window to rear aspect.

Dining Room

Wood laminate flooring, underfloor heating, double glazed patio doors.

Cloakroom

Wood laminate flooring, wash basin, toilet, double glazed window to rear aspect.

First Floor

Landing

Fitted carpet, cupboard, staircase providing access to ground floor, double glazed window to rear aspect.

Bedroom One

Spacious double room with fitted carpet, radiator, 2 x double glazed windows, loft access.

Bedroom Two

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

Bedroom Three

Small double room with fitted carpet, radiator, double glazed window to side aspect.

Bathroom

Wood laminate flooring, heated towel rail, wash basin with vanity unit underneath, toilet, bath with waterfall shower over, extractor fan, double glazed window to front aspect.

External

Parking

Parking space for 2 cars.

Rear

Sandstone flagged rear enclosed patio with access to front via path.

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

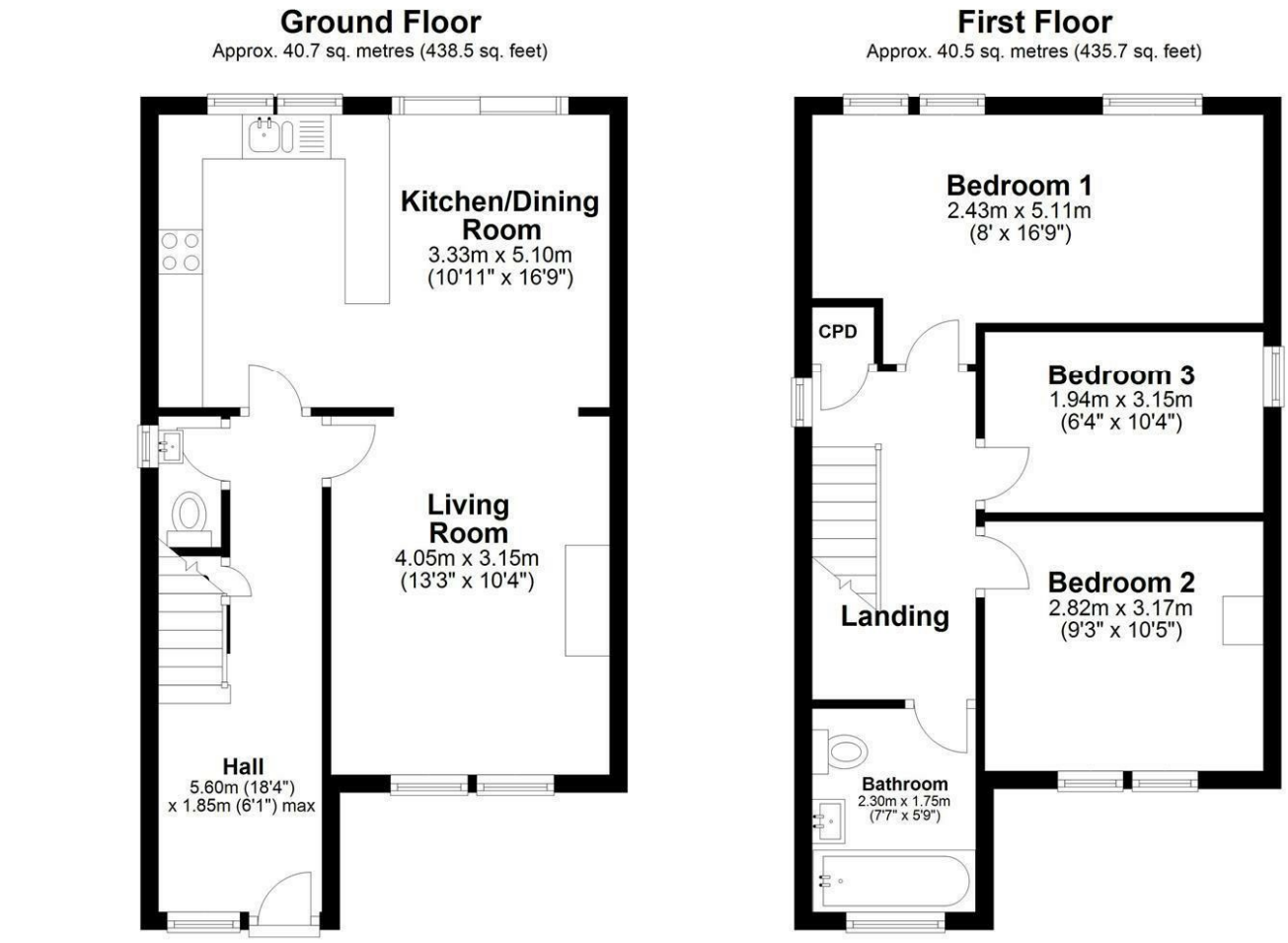
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

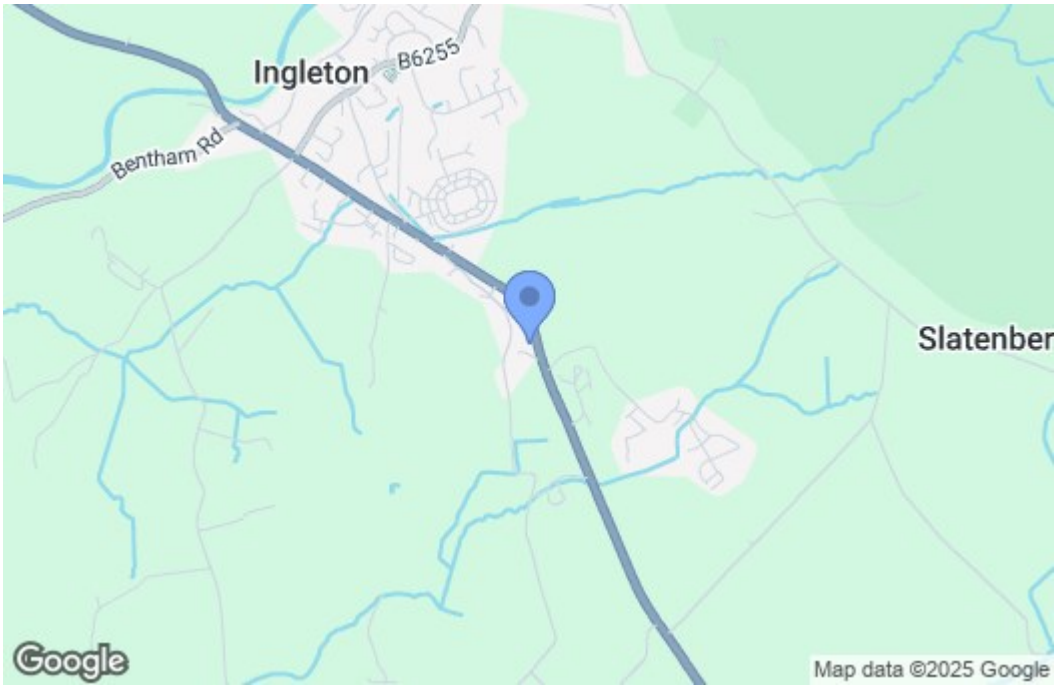
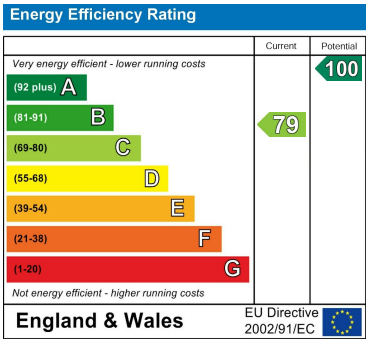
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 81.2 sq. metres (874.1 sq. feet)

Area Map



Energy Efficiency Graph