



## Ingleton

£295,000

The Croft, Back Gate, Ingleton, Carnforth, LA6 3BJ

This detached family home has much to offer, with kitchen/diner, dining room and living room to the ground floor and three bedrooms and family bathroom to the first floor. Completing the picture is the driveway offering off road parking, garage, workshop and an enclosed garden to the rear.

The Croft is well situated for access to the village, and benefits from being in the catchment area for Queen Elizabeth School, Kirkby Lonsdale and Settle College, Settle. The property has provided a much-loved home which would now benefit from some internal modernisation to create a wonderful family home.

### Quick Overview

Detached Family Home  
Three Bedrooms and One Bathroom  
Kitchen/Diner and Two Reception Rooms  
Garage and Off Road Parking  
Well Maintained Garden  
Sought After Location  
Close Access to Great Transportation Links  
Opportunity to Update and Grade if Desired  
No Onward Chain  
Superfast 47 Mbps Broadband Available



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Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3500



Living Room



Kitchen



Dining Room



Garden

### Property Overview

Discover this delightful three-bedroom detached property, situated within the highly sought-after village of Ingleton. Although in need of some updating and modernization, this property offers great potential for those looking to create their dream home.

Step inside the entrance porch, providing a convenient space for coats and shoes. Through the internal door you are welcomed into the dining room with space for a dining table and a front aspect window. The archway nicely leads into the living room which has a fireplace and front aspect window. A sliding door leads into kitchen dining room, this sunny room overlooks the garden. Boasting an array of wall, base and larder style cupboards with complementary worktops and stainless steel sink. There is space for under counter fridge and washing machine. The rear porch leads out into the garden.

Ascend to the first floor where the landing provides access to all three bedrooms and family bathroom by Suffolk latch doors. Bedroom one is a double bedroom with a front aspect window and having additional space for bedroom furniture. Bedroom two, also a double room with front aspect window and benefitting from a built in cupboard providing handy storage. Bedroom three is a single room with a side aspect window over looking the garden.

To complete the picture the family bathroom, a three piece suite, comprises a panelled bath, pedestal sink and W.C.

### Location

Ingleton sits at the foot of Ingleborough one of the 'Three Peaks', which can be ascended from the village. There is some stunning limestone scenery. Ingleton is also home to the spectacular 'Ingleton Waterfalls' and these are accessible on foot from the village. The White Scar Caves are a couple of miles away and provide guided tours. Ingleton is the perfect location for those who love nature and enjoy walking and outdoor pursuits.

The village has a outdoor swimming pool open all year round for heated swimming in the summer and cold-water swimming in the winter months. The village has a thriving Community Centre, several Churches, a Doctors' Surgery, community gym, bike track, bakery, butcher's, hairdresser's, plant nursery, outdoor pursuits, climbing wall, independent gift shops, a pottery, cafes, two Co-op grocery stores, a petrol station, restaurants, and several pubs. Ingleton also has a primary school and secondary education is a short drive away in the market towns of Kirkby Lonsdale and Settle.

**What3Words:** ///another.depth.hesitate



## Accommodation (with approximate dimensions)

### Ground Floor

**Living Room** 12' 9" x 11' 3" (3.89m x 3.43m)

**Dining Room** 12' 5" x 11' 5" (3.78m x 3.48m)

**Kitchen** 23' 2" x 5' 10" (7.06m x 1.78m)

### First Floor

**Bedroom One** 12' 6" x 11' 2" (3.81m x 3.4m)

**Bedroom Two** 11' 9" x 10' 1" (3.58m x 3.07m)

**Bedroom Three** 13' 6" x 5' 10" (4.11m x 1.78m)

## Property Information

### Outside

To the side of the property, a welcoming driveway greets you, offering off road parking and leads to the detached garage. The garage is equipped with power, light and an up and over door.

There is a lean to workshop attached to the side of the property. A great hobby room with work bench and also housing the boiler.

To the rear of the property you will find a maintained and well-stocked garden with mature hedges and trees with a gate leading to the side garden with further mature hedges and planted borders.

### Services

Mains drainage, water and electricity. Oil Central Heating.

### Council Tax

North Yorkshire Council - Band D

### Tenure

Freehold. Vacant possession upon completion.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



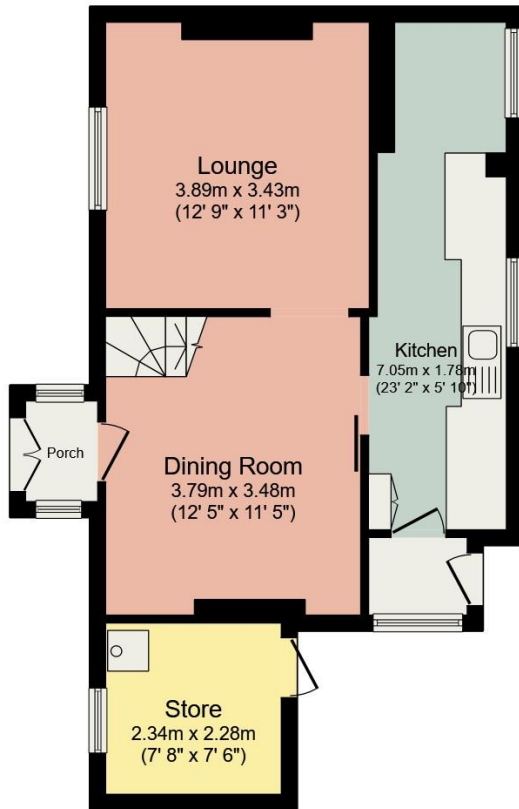
Bedroom Two



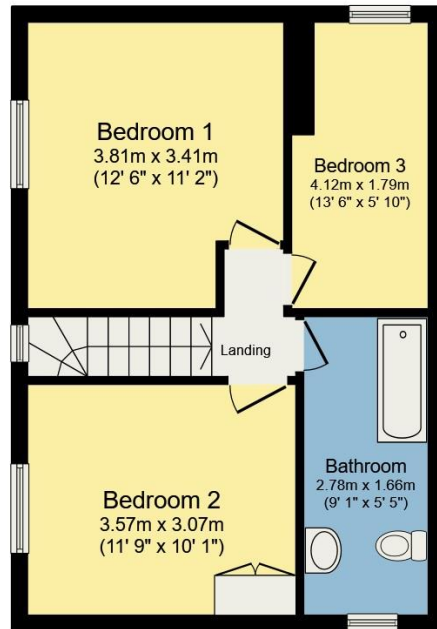
Bedroom Three



Bathroom



**Ground Floor**



**First Floor**

Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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