



## Ingleton

**£187,500**

11 Old Laundry Mews, Laundry Lane, Ingleton, Carnforth, LA6 3GH

In the heart of the picturesque Ingleton village, 11 Old Laundry Mews presents a delightful opportunity to own a well-presented two-bedroom apartment. Constructed in 2011 by the well-regarded builders Russell Armer, this purpose-built apartment is suited to a range of buyers from first time buyers to investors.

### Quick Overview

Ground Floor Modern Apartment  
Two bedrooms and One Bathroom  
Private and Communal Entrance  
Ideally Located for Local Amenities  
Open Plan Kitchen/Dining/Living Area  
Gravelled Garden to the Front Side and Rear  
Allocated Parking  
No Onward Chain  
Ideal Permanent Residence, Second Home or  
Investment  
Ultrafast Broadband Available



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Ultrafast  
Broadband



Allocated  
Parking

Property Reference: KL3584



Open Plan Living/Kitchen/Dining Room



Open Plan Living/Kitchen/Dining Room



Kitchen



Parking Area and Communal Entrance

This apartment benefits from having a private entrance to the front of the property as well as a communal entrance from the parking. From the private entrance, step inside to discover a well-planned living space that seamlessly combines comfort and style. The spacious living area is a highlight, featuring a lounge and kitchen space that benefits from a feature picture window, flooding the room with natural light and offering a delightful dual aspect. The kitchen is a testament to modern design, boasting wood effect wall and base units with sleek chrome handles. The light grey marble effect worktop adds a touch of elegance, while integrated Zanussi appliances, including an electric oven, hob, extractor fan, washer/dryer and fridge, ensure convenience and efficiency. A stainless steel sink and drainer with a mixer tap complete this stylish culinary space.

The master bedroom is generously sized and features a built-in mirror-fronted wardrobe, offering ample storage space. The second bedroom is a well-proportioned room with space for three quarter bed, perfect for guests or as a home office. The bathroom is bright and modern, equipped with a panelled bath with shower over, W.C, and sink, complete with tiles to finish.

This apartment is fully double glazed and well insulated, promising comfort throughout the seasons. Additionally the apartment has a gravelled garden wrapping the front, side and rear of the property, with a peaceful space at the rear for private al fresco dining. An allocated parking space adds to the convenience of this charming apartment.

Accommodation with approximate dimensions:

Bedroom One 12' x 11' 3" (3.66m x 3.43m)

Bedroom Two 9' x 7' (2.74m x 2.13m)

Bathroom 5' x 7' 7" (1.52m x 2.31m)

Living Room 19' x 11' 6" (5.79m x 3.51m)

Kitchen 8' 0" x 8' 8" (2.44m x 2.64m)



### Property Information:

#### Parking:

Allocated Parking Space

#### Tenure:

Leasehold. Subject to the remainder of a 999 year lease dated from the 1st January 2011. A copy of the lease is available for inspection at the office. Subject to a Service/Maintenance Charge of approximately £116.00 per month. Details correct as of 5th December 2024.

#### Council Tax:

Band B - Craven District Council

#### Services:

Mains water, drainage and electricity.

#### Energy Performance Certificate:

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

#### What3Words:

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#### 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



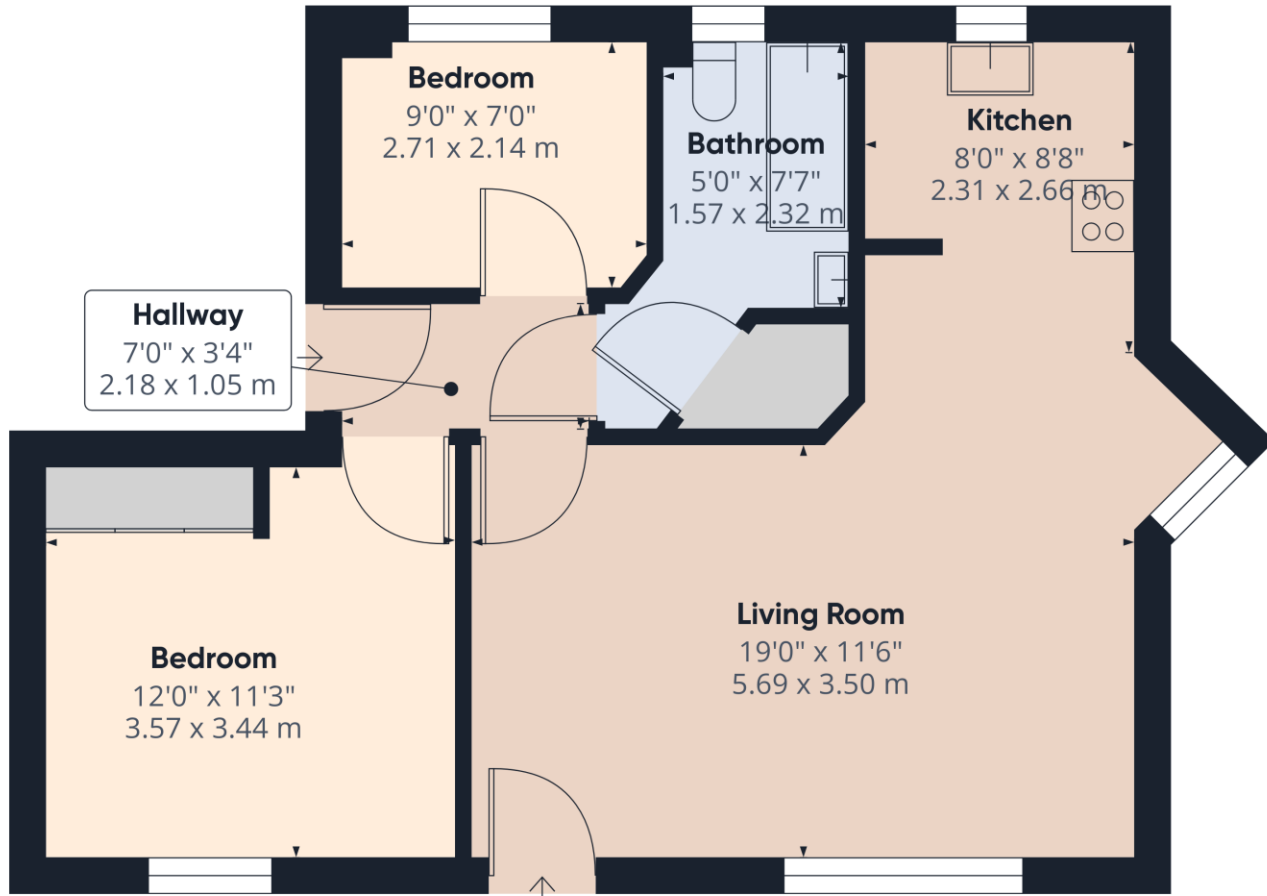
Bedroom One



Bedroom Two



Bathroom



**Approximate total area<sup>(1)</sup>**  
 598.58 ft<sup>2</sup>  
 55.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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