

Laundry Lane

£225,000

3 Imperial Court, Laundry Lane, Ingleton, Carnforth, LA6 3DF

Discover the perfect blend of modern convenience and cosy charm in this delightful two-bedroom home in the picturesque village of Ingleton.

Ideal for first-time buyers or small families, this charming property is ready to welcome its new owners. Don't miss the opportunity to make this delightful Ingleton home yours!

Quick Overview

Two Bedroom Terrace House
Ideally Located for Local Amenities
Two Bedrooms & One Bathroom
Modern Finishes
Off Road Parking & Garage
Low Maintenance Rear Garden
Fantastic First Home or Investment
opportunity
Well Appointed Accommodation
No Onward Chain
Superfast Broadband Available



2



1



1



TBC



Superfast
Broadband



Parking &
Garage

Property Reference: KL3591



Living Room



Living Room



Kitchen



Kitchen/Dining Room

Upon entering, you're greeted by a bright and inviting living room, featuring an elegant electric fire and a front aspect window, along with a handy under-stairs cupboard providing convenient storage.

The heart of the home is the spacious kitchen, thoughtfully designed with sleek wall and base units. It boasts a suite of integrated appliances, including a washing machine, fridge, freezer, oven, hob, and extractor fan. With space for a dining table, this area is perfect for family meals or entertaining friends. Patio doors open onto a charming garden, seamlessly blending indoor and outdoor living.

Convenience is key, with a handy cloakroom featuring a W.C. on the ground floor. Upstairs, you'll find two well-appointed bedrooms. The master bedroom offers a double bedroom with a rear aspect window, while the second double bedroom enjoys a front aspect window and benefits from having built-in wardrobes providing ample storage.

The family bathroom is a stylish three-piece suite featuring a panelled bath, W.C., and pedestal sink, all set against tastefully tiled walls.

Outside, the patio garden is a low maintenance space, complete with a path leading to the parking area, and a single garage. The garage offers versatile space, perfect for use as a workshop or secure car storage.

Accommodation with approximate dimensions:

Ground Floor

Living Room 13' 3" x 11' 9" (4.04m x 3.58m)

Kitchen/Dining Room 14' 4" x 12' 4" (4.37m x 3.76m)

First Floor

Bedroom One 14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom Two 14' 4" x 8' 10" (4.37m x 2.69m)

Property Information

Parking

Off Road Parking

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band B - Craven District Council

Services

Mains gas, 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.

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

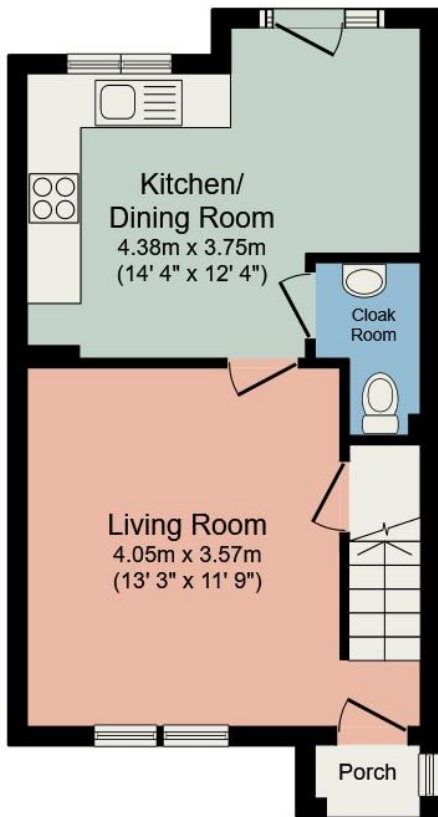


Bathroom

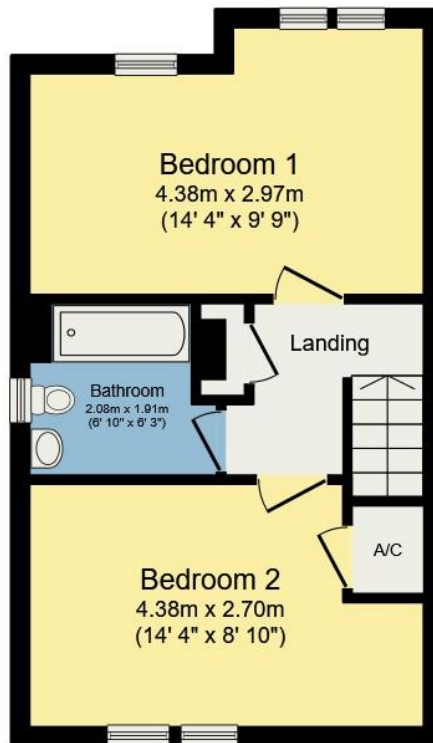


Garden

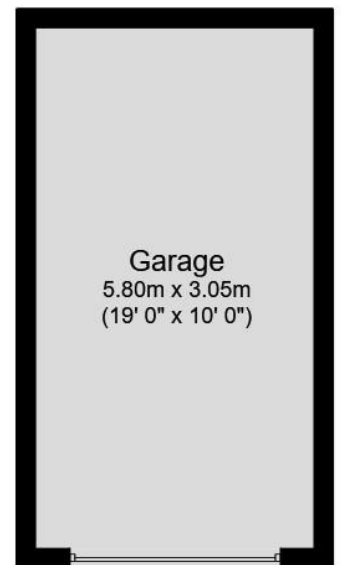
Laundry Lane, Ingleton, Carnforth



Ground Floor



First Floor



Garage

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/01/2025.