



10 Gainford Road, Ingleton, DL2 3HQ
Offers over £255,000



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Nestled on Gainford Road in the charming village of Ingleton, this delightful semi-detached house offers a perfect blend of comfort and space. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The house sits on a large plot, providing ample outdoor space for gardening, play, or relaxation. The garden room is a standout feature, offering a versatile area that can be used for entertaining, hobbies, or simply enjoying the views of the front and rear gardens. The natural light that floods this space creates a warm and inviting atmosphere.

In addition to the generous living areas, the property includes a well-appointed bathroom and a separate shower room, ensuring convenience for busy mornings or when hosting visitors. The garage and parking space for multiple vehicles add to the practicality of this home, making it easy to accommodate family and friends.

With its picturesque surroundings and the potential for a lovely family lifestyle, this semi-detached house on Gainford Road is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this charming property your new home.

UTILITY ROOM 3.0 x 2.36 (9'10" x 7'8")

With a UPVC double glazed entrance door, tiled flooring, wall mounted Worcester combi boiler, plumbing for a washing machine and space for a tumble dryer with a worktop over, stainless steel sink unit with a mixer tap over, central heating radiator and a UPVC double glazed window to the front. Doors lead into the kitchen and downstairs w.c.

DOWNSTAIRS W.C 2.28 x 0.81 (7'5" x 2'7")

With a w.c, wash hand basin, central heating radiator, half tiled walls and a UPVC double glazed window to the rear.

KITCHEN 6.40 x 2.44 (20'11" x 8'0")

With a range of wall, base and drawer units with worktops, display unit with glazed doors, built in wine rack, one and a half bowl stainless steel sink unit with a mixer tap over, tiled splash back, electric Zanussi oven and electric Electrolux hob, extractor hood over, tiled floor, central heating radiator and three UPVC double glazed windows to the rear. Glazed panelled door leading into the inner hallway and glazed panelled French doors leading into the lounge.

LOUNGE 5.11 x 3.41 (16'9" x 11'2")

At the front of the property with a tiled hearth and gas fire, built in alcove glass display cabinet, laminate flooring, central heating radiator and a two UPVC double glazed windows.

INNER HALLWAY

With a staircase leading to the first floor with an under stairs storage cupboard, UPVC double glazed door leading into the garden room and door leading into the study.

STUDY 3.63 x 3.08 (11'10" x 10'1")

At the front of the property with a Franco Belge maroon coloured log burning stove, central heating radiator, shelved alcoves and a UPVC double glazed window.

GARDEN ROOM 3.93 x 3.64 (12'10" x 11'11")

A great addition with far reaching views, with tiled flooring, spot lights and UPVC double glazed French doors leading out to the rear garden.

HALF LANDING

With a UPVC double glazed window.

FIRST FLOOR

LANDING

With a UPVC double glazed window to the rear, doors leading into all three bedrooms, the bathroom and the shower room.

BEDROOM 1 5.41 x 3.08 (17'8" x 10'1")

With a UPVC double glazed window to the front with far reaching views. Central heating radiator and second UPVC double glazed window to the rear.

BEDROOM 2 3.66 x 2.78 (12'0" x 9'1")

At the front of the property with a UPVC double glazed window, central heating radiator and alcove shelving.

BEDROOM 3 3.66 x 1.95 (12'0" x 6'4")

At the front with a UPVC double glazed window, central heating radiator and laminate flooring.

BATHROOM 2.12 x 2.07 (6'11" x 6'9")

At the rear with a wash hand basin, w.c, panelled bath with shower attachment over, central heating radiator, tiled walls and UPVC double glazed window.

SHOWER ROOM

Having a shower cubicle with folding door, central heating radiator, tiled flooring, tiled walls, extractor fan and a UPVC double glazed window.

EXTERNALLY

To the front of the property there is a large gravelled driveway providing off road car parking for multiple vehicles. There is a raised lawn with mature trees and shrubs and a security light. There are far reaching countryside views to the front.

A gate leads into the rear garden which is private and enclosed. There is a paved patio area, lawn, vegetable garden, external cold water tap, wooden shed. There is a gate at the bottom of the garden that leads into the cricket field with access into the children's play park beyond.

GARAGE

With an up and over door and a door at the rear leading into the rear garden.



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