FISHER HOPPER
ESTATE AGENTS

43 Main Street, Bentham,
North Yorkshire, LA2 7HJ
015242 62044
property@fisherhopper.com
www.fisherhopper.com









1 Ivy Mount, Ingleton, LA6 3HG

Offers In The Region Of £261,900

Charming four-bedroom home in the heart of Ingleton with stunning viaduct views. Featuring two reception rooms, a kitchen diner with access to an enclosed rear garden, and two useful outbuildings. A perfect blend of character, space, and practicality, ideal for growing families.

Property Description

Welcome to 1 Ivy Mount, located in the heart of Ingleton with picturesque views of the viaduct.

Step inside this character-filled home and be greeted by a light and cosy reception room, brimming with character. This leads through to a spacious second reception room, complete with a wood burning stove, perfect for relaxing evenings. The ground floor also features a well-equipped kitchen diner, with patio doors opening onto the enclosed rear yard, ideal for indoor-outdoor living.

On the first floor, you'll find a family bathroom and two bedrooms, with a further two bedrooms located on the second floor, offering flexible accommodation to suit your needs.

Externally, the property benefits from a front garden and an enclosed rear garden, featuring two useful outbuildings. One serves as a utility room, housing the boiler, while the other provides a versatile workshop or storage space.

Property Information

Tenure: Freehold
Council tax band: C
EPC Rating: TBC
Services: All mains

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Ground Floor

Sitting Room



Wooden floorboards, radiator, fireplace with slate hearth housing wood burning stove, understairs cupboard UPVC double glazed window to rear aspect.

Kitchen



Tile-effect lino flooring, electric radiator, range of wall and base units, 1.5 drainer sink, space for dishwasher, double oven, gas hob with extractor hood over, UPVC double glazed window and patio doors to rear aspect.

Dining Room



Wooden floorboards, feature fireplace, exposed stone, UPVC double glazed window and timber door to front aspect.

First Floor

Landing

Fitted carpet, access to Bedrooms 1 and 4, bathroom, and staircase to second floor.

Bedroom One



Dark-stained wooden floorboards, radiator, feature fireplace, timber framed double glazed window to front aspect.

Bedroom Four



Dark-stained wooden floorboards, feature fireplace, timber framed double glazed window to rear aspect.

Bathroom



Tiled flooring, radiator, wash basin, toilet, corner bath with shower over, wall mounted vanity unit, extractor fan, double glazed window with textured glass to rear aspect.

Second Floor

Landing



Fitted carpet, Velux window, access to bedrooms 2 and 3.

Bedroom Two



Wooden floorboards, radiator, double glazed window to front aspect.

Bedroom Three



Fitted carpet, radiator, fitted wardrobe, timber framed double glazed window to rear aspect.

Cellar



Fitted carpet, radiator, UPVC double glazed window.

External

Front

Enclosed front garden, established beds and mature shrubs.

Rear



Private enclosed garden with flagged seating area, steps up to raised garden area, pedestrian access around the adjoining houses.

External Utility



Space for washing machine and dryer, base units, stainless steel sink, toilet, boiler, window and timber door to rear garden.

Workshop

Parking
On road parking to front.

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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
https://shorturl.at/zAqJj

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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.

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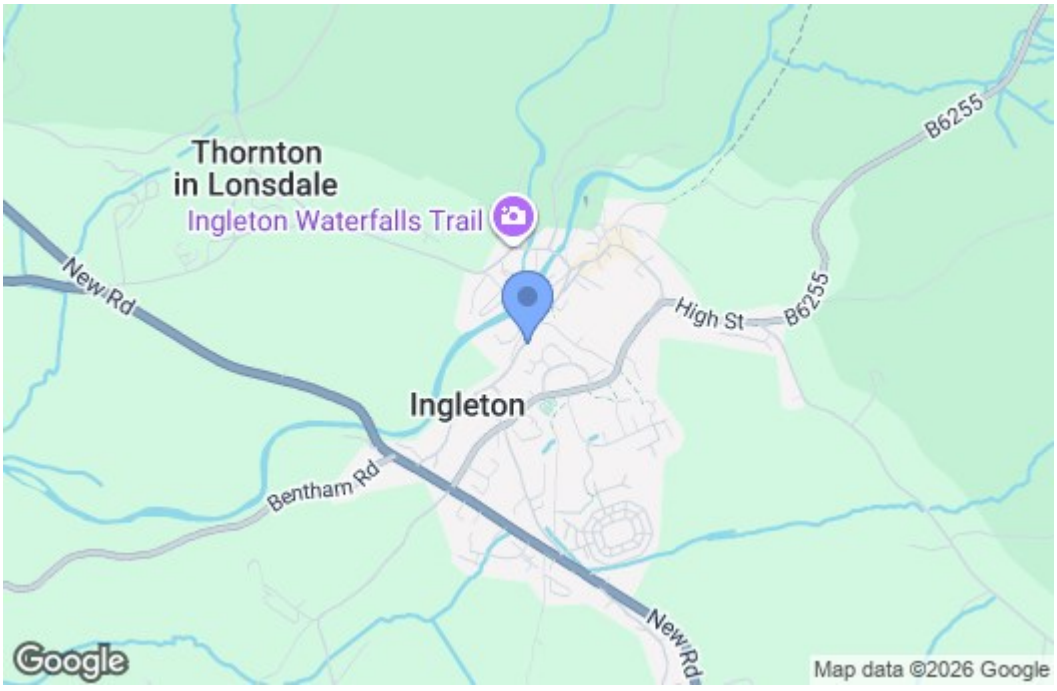
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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

Floor Plan



Area Map



Energy Efficiency Graph

