



6 Manor Close, LA6 3BF

Offers In The Region Of £102,500

An excellent opportunity to acquire a beautifully presented, move-in ready home, with recent improvements providing a fresh and modern finish throughout.

The well-proportioned accommodation, private garden and two-car driveway make this an appealing first-time buyer opportunity, particularly for those seeking an affordable home within the popular village of Ingleton.

The property is subject to a Section 106 local occupancy restriction, ensuring that it remains available to those with a qualifying local connection.

6 Manor Close

A well-presented two-bedroom semi-detached home, recently improved with a new kitchen, cloakroom, shower room and floor coverings. Situated on the edge of the popular village of Ingleton, the property benefits from private gardens and driveway parking for two vehicles, and is offered as an affordable home for local occupancy.

The property is approached through an entrance porch, leading into a good-sized sitting room. To the rear is a useful cloakroom with utility space, together with a modern kitchen/diner. Double doors open directly onto the enclosed rear garden, creating a pleasant connection between the kitchen and outside space.

Upstairs, there are two bedrooms, comprising a good-sized double bedroom with built-in wardrobe and a generous single bedroom. The house shower room completes the first floor.

Outside, the property has gardens to both the front and rear. The enclosed rear garden provides a private and manageable space for sitting out and enjoying the surroundings, while the driveway provides parking for two vehicles.

An excellent opportunity to acquire an affordable home in a popular Yorkshire Dales village, particularly suited to local families or couples looking to take their first step onto the housing ladder.

Property Information

Shared Ownership: 59% share

Tenure: Leasehold

Lease Length: 125 years with 91 years remaining

Rent: £145.31 per month subject to annual review

Staircasing: Available up to of 80%

Council Tax Band: B

EPC Rating: C

Broadband: Speeds available up to 36mbps

Services: All mains with gas central heating

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.

Affordable Housing

This is an Affordable Shared Ownership Home, subject to Government criteria for eligibility to buy.

6 Manor Close is also subject to S106 local occupancy:

- Resident in Ingleton Parish for a minimum of 3 years
- Strong local connection to the Parish to include:
 - Employed in Ingleton Parish
 - Prior periods of ordinary residence

If unsold after 3 months, applicants from a specified list of adjacent parishes may apply.

Ground Floor

Porch

Fitted carpet, built in storage cupboards, UPVC double glazed window to side, UPVC double glazed door with textured glass to front aspect.

Sitting Room 13'9" x 14'6" (4.19m x 4.42m)



Fitted carpet, 2 radiators, staircase to first floor, glazed French doors to dining area, UPVC double glazed window to front aspect.

Dining Room 7'7" x 7'8" (2.32m x 2.34m)



Wood laminate flooring, radiator, UPVC patio doors to the rear aspect.

Cloakroom

Wood laminate flooring, toilet, radiator, fitted shelves, plumbing for washing machine and tumble dryer.

Kitchen 7'7" x 6'6" (2.32m x 1.98m)



Recently fitted kitchen. Wood laminate flooring, range of wall and base units, integrated drainer sink, integrated electric oven with extractor hood over, integrated fridge and freezer, dish washer, UPVC double glazed window to the rear aspect.

First Floor

Landing

Fitted carpet, built in double cupboard housing gas central heating boiler, loft access, access to all rooms.

Bedroom One 10'11" x 11'0" (3.32m x 3.36m)



Double room with fitted carpet, radiator, built in wardrobe, built in storage cupboard, UPVC double glazed window to front aspect.

Bedroom Two 10'8" x 7'1" (3.26m x 2.17m)



Good sized single room with fitted carpet, radiator, UPVC double glazed window to rear aspect.

Shower Room



Recently fitted shower room. Tiled flooring, heated towel rail, wash basin, toilet, walk in shower, UPVC double glazed window to rear aspect.

External

Front

Garden path to front door, lawn and mature tree.

Rear



Generous, enclosed rear garden with patio seating area, lawn and established borders.

Parking

Driveway parking for 2 cars.

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, a non refundable onboarding fee of £30.00 (inc. VAT) per person 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.

FINANCIAL ADVICE

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

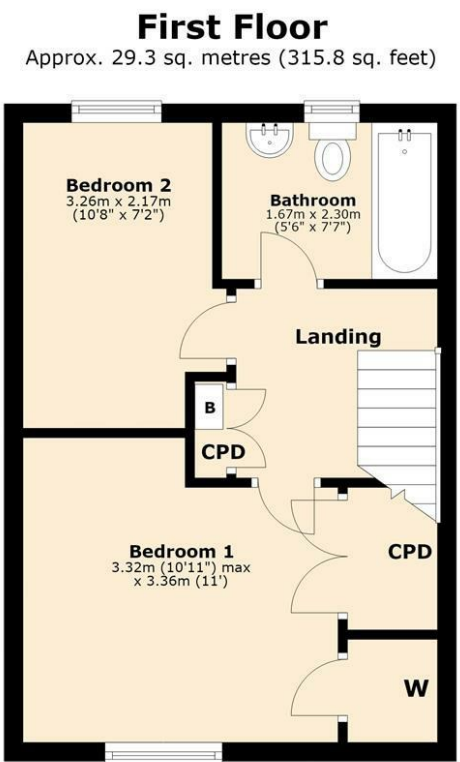
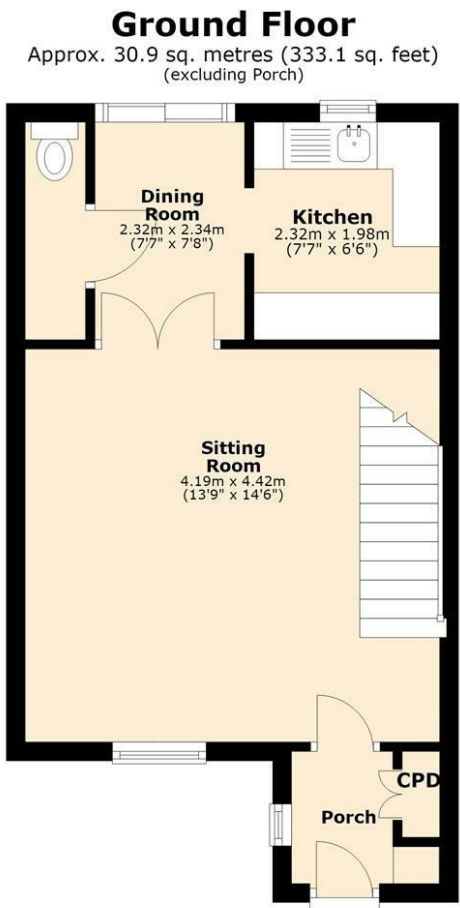
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FLOOR PLANS

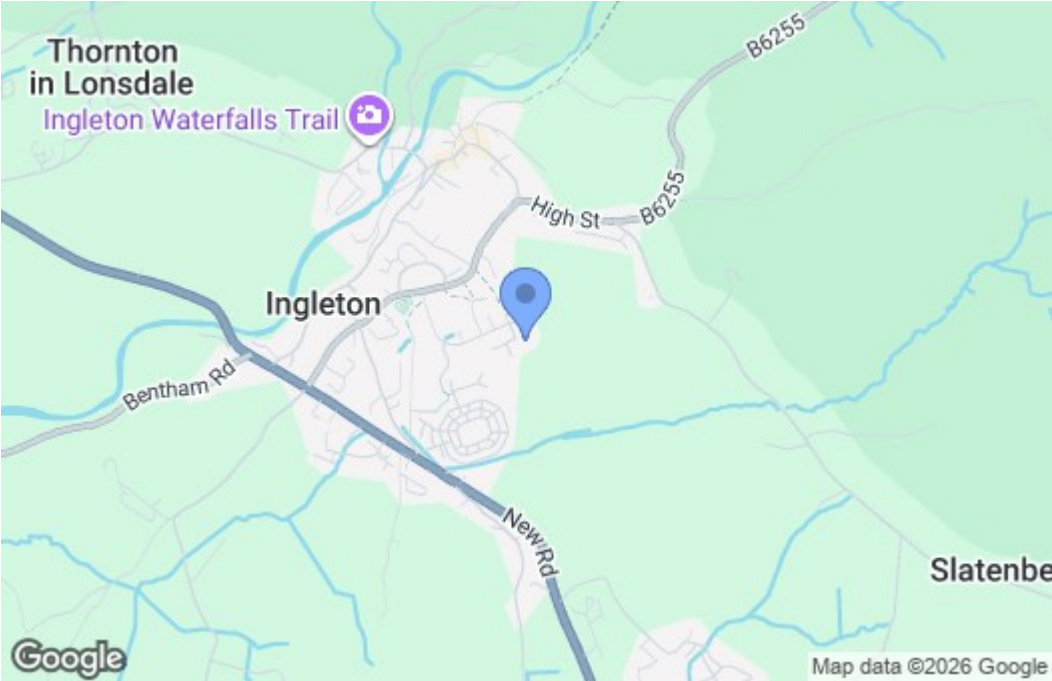
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 60.3 sq. metres (648.8 sq. feet)
6 Manor Close, Ingleton

Area Map



Energy Efficiency Graph

