







PINFOLD, 13 UPPERGATE, INGLETON
£375,000

Neil Wright ASSOCIATES

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PINFOLD, 13 UPPERGATE, INGLETON, CARNFORTH, LA6 3BD

Substantial, stone built and extended 4-bedroomed end terraced house, located in a superb position on the edge of Ingleton Village, just a short 50 yards walk from the village amenities.

Spacious family sized accommodation laid over two floors plus a large cellar, with large walled and gated side courtyard, which offers parking for several vehicles plus an outstanding well-tended mature rear garden extending to approximately 30m x 10m, and unrestricted street parking to the front.

Upvc double glazed windows and gas fired central heating are installed.

The property has been in the same family for many years, so offers a rare opportunity. Many characterful features are evident throughout, including high ceilings, covings etc.

Extensive rear garden to the rear and has been tended over the years to now offer an oasis of mature trees, shrubs etc with patio sitting areas.

Well worthy of internal/external inspection to fully appreciate the size, layout, parking, and garden.

Ideal family home with four double bedrooms.

Ingleton is a popular village situated within spectacular countryside on the edge of the Yorkshire Dales National Park at the foot of Ingleborough.

The village has all local amenities including shops, public houses, churches, primary school and regular bus services to Settle, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:
Entrance Hall, Lounge, Study, Dining Room, Kitchen, Rear Hallway, Rear Porch, Utility Room.

Lower Ground Floor:
Cellar.

First Floor:
Half Landing, WC, Shower Room, Main Landing, 4 Bedrooms.

Outside
Gated Access to Parking Area, Sheds, Rear Garden, Patio.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:
3’0 x 21’0” (914 x 6.40)
Vestibuled entrance with staircase up to the first floor, upvc glazed external entrance door, glazed inner door, access to principal rooms, radiator, coved ceiling.





Study:
11'6 x 7'3" (3.50 x 2.21)
With upvc double glazed window, high coved ceiling, built in range of cupboards, radiator.

Lounge:
11'0 x 16'10" (3.35 x 5.13)
Good sized room, two upvc double glazed windows, flame effect gas fire in wood fire surround and marble effect inset on hearth, within feature fireplace, high coved ceiling and radiator.





Dining Room:
8'10 x 12'5" (2.69 x 3.78)
Upvc double glazed window, radiator, coved high ceiling, plate rack, arch through to the kitchen.



Kitchen:
8'10 x 11'3" (2.69 x 3.42)
With range of kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, electric Bosch oven, hob, extraction hood, upvc double glazed window, radiator, high ceiling.





Rear Entrance Hall:
3'0" x 3'0" (0.91 x 0.91) plus 10'7" x 3'4" (3.22 x 1.01)
Two upvc part glazed external entrance doors, access to the cellar, coat hooks, access to kitchen, WC off, utility room off.



WC:
2'8" x 6'9" (0.81 x 2.05)
With WC, part tiled walls.



Utility Room:
6'7" x 6'6" (2.00 x 1.98)
Access to rear store room, plumbing for washing machine, built in cupboard.

Rear Store:
9'7" x 9'0" (2.92 x 2.74)
Two part glazed external entrance doors, single glazed window.

Lower Ground Floor:

Cellar:
Room 1:10'4 x 18'6" (2.69 x 3.78) **Room 2:**10'4 x 4'3" (2.69 x 1.29)
Large cellar with power and light.

FIRST FLOOR:



Half Landing:
Access to shower room, WC, lobby area with upvc double glazed window, steps up to main landing.

WC:
4'10 x 3'0" (1.47 x 914)
WC, part tiled walls.



Shower Room:
6'8 x 9'10" (2.03 x 2.99)
With large shower enclosure with shower off the system, vanity wash hand basin, upvc double glazed window, cupboard housing gas fired central heating boiler, Karndean flooring, vertical radiator.

Main Landing:
6'0 x 11'4" (1.82 x 3.45) Inclusive of staircase
With access to 4 bedrooms, coved ceiling, panelled internal doors, radiator.



Bedroom 1:
11'8 x 12'0" (3.55 x 3.65)
To the front, double bedroom, upvc double glazed window, radiator.



Bedroom 2:
12'0 x 12'0" (3.65 x 3.65)
To the front, double bedroom, upvc double glazed window, radiator.

Bedroom 3:
9'0 x 11'0" (2.74 x 3.35)
To the rear, double bedroom, upvc double glazed window, radiator.





Bedroom 4:
8'4 x 11'10" (2.54 x 3.60)
Small double bedroom, upvc double glazed window, radiator.

OUTSIDE:

Gated large, tarmacked courtyard (12m x 5m) with parking for several vehicles, timber shed, path up to very large fantastic, mature rear garden, extending approximately (30m x 10m) established shrubs, paths and patio areas, private and enclosed.









AGE:
Approximately 1850's

Directions:
Enter Ingleton Village on the A65 from Settle, go down Laundry Lane and turn right on to Back Gate, go straight on passed the Car Park and Uppergate is on your left-hand side. A For Sale Board is erected.

Tenure:
Freehold with vacant possession on completion.

Services:
All mains' services are connected to the property.

Internet/Mobile Coverage:
The Ofcom website https://checker.ofcom.org.uk/ shows that Internet is available, and mobile coverage is available from 4 Networks.

Flooding:
Check for flooding in England - GOV.UK shows that the risk of flooding is very low.

Viewing:
Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:
If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

Marketing:
Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

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13 Uppergate
Ingleton
CARNFORTH
LA6 3BD

Energy rating
D

Valid until	Certificate number
15 November 2036	**9325-3968-3209-0556-4204**

Property type	End-terrace house
Total floor area	129 square metres



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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