



# Ingleton

£275,000

10 Millwood, Ingleton, Carnforth, LA6 3HY

A well-presented mid-terraced home, forming part of the Milwood complex and converted in 1987, offering generous and thoughtfully arranged accommodation throughout. Benefiting from off road parking to the front, two double bedrooms, and a beautifully landscaped rear garden with views towards the river, this property is ideally suited to first time buyers or investors alike.

Ingleton is a highly regarded and picturesque village, set on the edge of the Yorkshire Dales National Park. Renowned for its beautiful natural surroundings, including waterfalls, walking trails, and scenic countryside, the village itself offers a good range of local amenities, including shops, cafés, pubs, and a primary school, creating a strong sense of community. There are excellent transport links to nearby market towns and larger centres, making it both a peaceful and practical place to live.

## Quick Overview

- Delightful Mid-Terraced Home
- Idyllic Countryside Location
- Close to Village Amenities
- Well-Presented Accommodation
- Feature Wood Burning Stove
- Landscaped Garden to the Rear
- Off Road Parking
- Ideal First Time Buy or Investment Opportunity
- Offered with No Onward Chain
- Superfast Broadband Available



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Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3704



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Kitchen/Living/Dining Room



Living Room

Step through the front door into a welcoming entrance hall, providing space for coats and shoes, with stairs rising to the first floor. Continue through into the open-plan ground floor living space, designed for modern living.

The kitchen is well-appointed with a range of wall and base units, complementary worktops, a sink with drainer, and an oven with four-ring hob. Integrated appliances include a dishwasher and fridge/freezer, while there is ample space for a dining table, making it perfect for both everyday living and entertaining. A useful understairs cupboard provides additional storage.

The space flows seamlessly into the living area, centred around a feature wood-burning stove, creating a cosy focal point. Sliding doors open out to the rear garden, allowing natural light to flood the space while offering delightful views over the river and direct access outside.

The rear garden has been thoughtfully landscaped, featuring a patio seating area ideal for outdoor dining, steps leading down to an astroturf lawn, a rockery, and further seating areas, all positioned to take full advantage of the riverside outlook.

Returning inside, stairs lead to the first floor where there is a handy storage cupboard on the landing. Bedroom one is a generous double room overlooking the rear, with ample space for additional furniture. Bedroom two is also a double, with front aspect window, and benefitting from integrated wardrobes.

The modern bathroom is fitted with a bath and waterfall shower over, W.C., pedestal sink, and a heated towel radiator.

Overall, this home offers a fantastic opportunity to acquire a beautifully presented, comfortable property in a desirable village setting, ideal for a range of buyers.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Kitchen/Living/Dining Area** 12' 9" x 27' 10" (3.89m x 8.48m)

**First Floor**

**Bedroom One** 12' 9" x 12' 0" (3.89m x 3.66m)

**Bedroom Two** 9' 8" x 7' 8" (2.95m x 2.34m)



Kitchen/Living/Dining Room



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bathroom

### Property Information

#### Parking

A driveway to the front provides parking for one car.

#### Tenure

Freehold (Vacant possession upon completion).

#### Services

Mains gas, water, drainage and electricity.

#### Council Tax

Craven District Council. Band C. Small Business Rates Relief currently applies.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### 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).

#### Restrictive Covenants

Please note, there are restrictive covenants on the property that prospective purchasers should be made aware of. Please contact the office for further details.



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Aerial View



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# Meet the Team

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Floor 0

Approximate total area<sup>(1)</sup>

65.3 m<sup>2</sup>  
702 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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