



8-10 THE SQUARE, MAIN STREET, INGLETON
£139,000



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8-10 THE SQUARE, MAIN STREET, INGLETON, LA6 3EG

Spacious 2/3 bed roomed first and second floor apartment located in a superb and convenient position in the centre of this popular village.

Accommodation with large lounge, kitchen, two bedrooms to the first floor and house bathroom, plus second floor occasional bedroom.

Ideal property for first time buyer, holiday let/second home or investment prospect.

Gas fired central heating, double glazed windows.

The property does require some modernisation to bring it up to modern standards but offers huge potential to make a fantastic home.

Ingleton is a very popular village situated on the edge of the Yorkshire Dales National Park, with access to stunning countryside.

The village has all local amenities including independent shops/pubs and cafes, supermarket, church, community centre, swimming pool and doctors' surgery.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall.

First Floor

Lounge, Kitchen, Bathroom, 2 Bedrooms.

Second Floor

Bedroom 3.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

External access door with staircase up to the first floor.

FIRST FLOOR:

Lounge:

13'6" x 18'8" (4.11 x 5.08).

Good sized lounge with feature staircase up to the second floor, double glazed window with aspects over the Square, stone fireplace with electric fire, two radiators, and spotlights.





Kitchen:

13'5" x 8'10" (4.08 x 2.70)

With range of kitchen base and wall units with complementary work surfaces, built in electric oven, gas hob, extractor hood, gas fired combination boiler, plumbing for washing machine, 1 ½ bowl stainless steel sink, and radiator.



Bedroom 1:

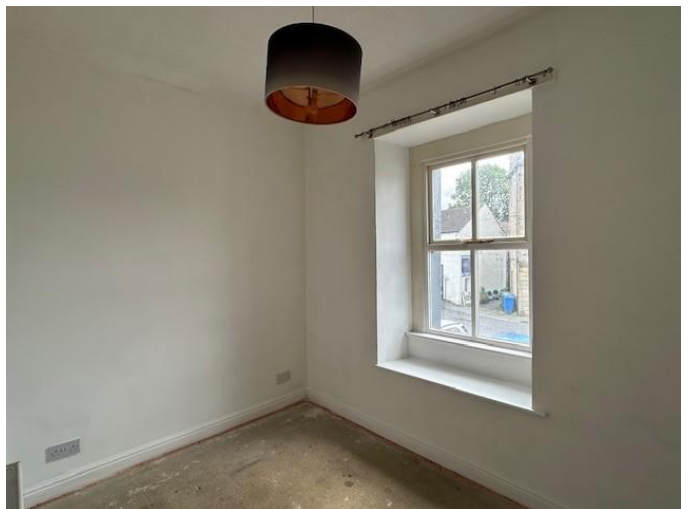
13'0" to bay x 12'7" (3.96 x 3.83)

Double glazed bay window with views over the square, built in cupboard and radiator.

Bedroom 2:

10'4" x 7'0" (3.15 x 2.13)

Single bedroom with double glazed window, and radiator.





Bathroom:

9'10" x 6'0" (4.06 x 1.52)

Three-piece bathroom suite comprising bath with shower off the taps, low flush WC, vanity wash hand basin, and vertical radiator.

SECOND FLOOR:

Bedroom 3:

13'3" x 16'5" max (4.03 x 5.00)

Double bedroom with exposed roof timbers, reduced eaves, Velux roof light, radiator.



Directions:

Enter Ingleton Village on the A65 from Settle direction. Proceed under the railway bridge on Main Street, No.8 is on the left side above a shop. A For Sale Board is erected.

Tenure:

Leasehold 99 year lease commencing February 1990.

Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

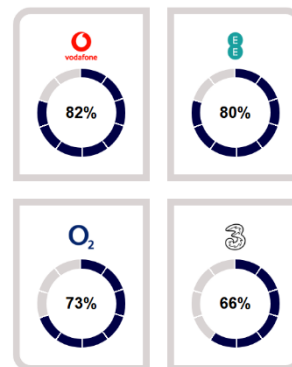
The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 providers.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	31 Mbps	3 Mbps	✓
Ultrafast	1000 Mbps	1000 Mbps	✓

Networks in your area - Openreach, B4RN
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Performance





Flooding:

[Check for flooding in England - GOV.UK](#) shows that there is very low risk of flooding in this area.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

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.

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 'B'

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

8-10 The Square Ingleton CARNFORTH LA6 3EG		Energy rating D
Valid until 15 March 2032	Certificate number 9668-3014-7207-6192-4200	
Property type	Top-floor flat	
Total floor area	85 square metres	



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Market Place

Settle

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These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.