FISHER HOPPER
ESTATE AGENTS

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1 Gill View, Ingleton, LA6 3FU

Offers Over £295,000

A modern three-bedroom family home set over three floors in an exclusive Ingleton development. It features a spacious kitchen/diner, living room, cloakroom, family bathroom, and a private top-floor suite with dressing room and ensuite. Externally, the property offers driveway parking, a garage, and a low-maintenance patio garden.

Ideal family home or early retired couple looking for easy access to lakes and dales.

Property Description

1 Gill View is a stylish three-bedroom link-detached family home, arranged over three floors and forming part of an exclusive development on the edge of Ingleton.

The ground floor offers a welcoming entrance hall, a spacious living room, a modern family kitchen/diner, and a convenient cloakroom.

On the first floor, there are two generous double bedrooms, a single bedroom, and a contemporary family bathroom. The top floor accessed via stairs from bedroom one is dedicated to a private suite, featuring a dressing room and an ensuite bathroom for added comfort and convenience.

Externally, the property benefits from driveway parking for one vehicle, a large attached garage, and a low-maintenance and spacious patio garden.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: C
Services: Mains electric, water & drainage
LPG Gas central heating: £100 pa service charge + metered usage
Broadband: Speeds available up to 41 mbps
Planning permission granted for single story extension off the kitchen diner extending into garden.

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

Entrance Hall

Composite door leading to spacious hallway featuring wood laminate flooring with underfloor heating, consumer unit, staircase to first floor, and understairs cupboard.

Cloakroom

Wood laminate flooring, toilet with integrated wash basin, extractor fan.

Sitting Room 13'3" x 10'3" (4.05 x 3.14)

Open plan sitting room leading to kitchen diner featuring wood laminate flooring with underfloor heating, feature wall, double glazed windows to front.

Kitchen/Diner 16'6" x 11'2" (5.04 x 3.42)

Spacious kitchen diner featuring wood laminate flooring with underfloor heating, dark grey wall & light grey base units with complementary wood effect worktops, integrated oven, hob with extractor hood over, integrated dishwasher and fridge freezer, 1.5 drainer sink, space for dining table, 2 double glazed windows to rear aspect, sliding patio doors to patio garden.

First Floor

Landing

Fitted carpet, double glazed window to side.

Bedroom One 16'5" x 8'1" (5.02 x 2.47)

Fitted carpet, feature radiator, staircase to dressing room and en-suite bathroom. double glazed windows to front.

Bedroom Two 10'3" x 9'6" (3.14 x 2.92)

Fitted carpet, radiator, 2 double glazed windows to front.

Bedroom Three 10'3" x 6'3" (3.14 x 1.92)

Fitted carpet, radiator, double glazed window to side.

Bathroom 7'3" x 5'7" (2.21 x 1.71)

Wood laminate flooring, heated towel rail, toilet, wash basin, bath with shower over, extractor fan, double glazed window with textured glass to front.

Second Floor

Dressing Room 8'6" x 7'5" (2.61 x 2.27)

Fitted carpet, fitted wardrobes, drawers, and dressing table, Velux window.

En-suite Bathroom

Patterned tiles, roll top bath with hand shower, toilet, wash basin, extractor fan, Velux window.

External

Enclosed Patio Garden

Extensive enclosed patio garden featuring, painted

Garage

Large garage with concrete floor, up and over door, light and power, useful mezzanine storage level, door to patio garden.

Parking

One parking space in front of garden with a further visitors / residence parking space.

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

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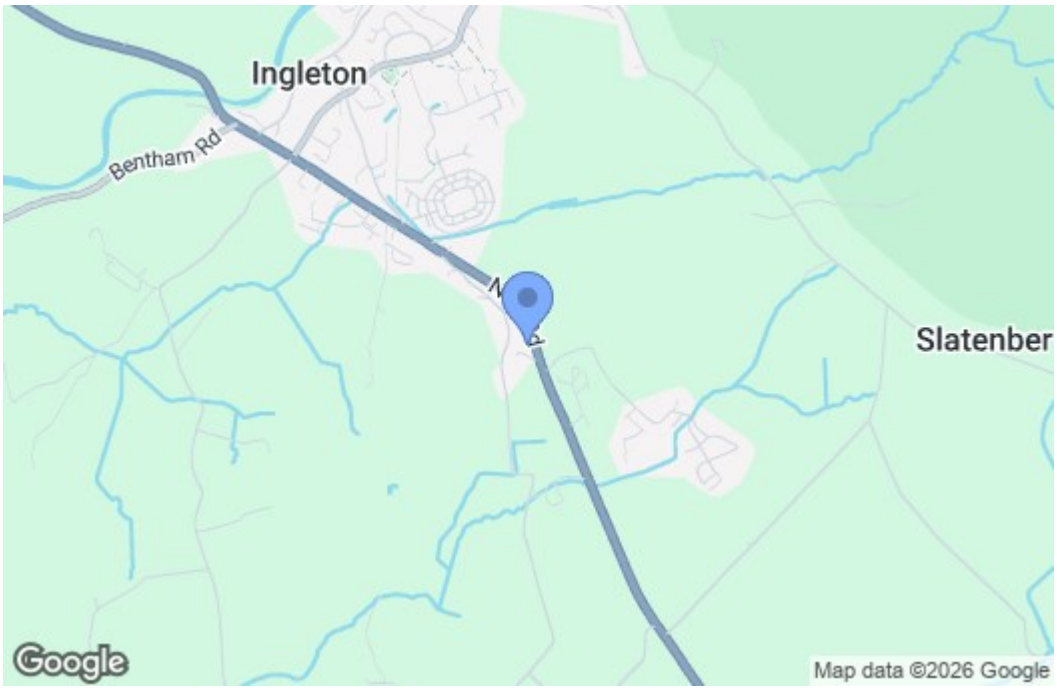
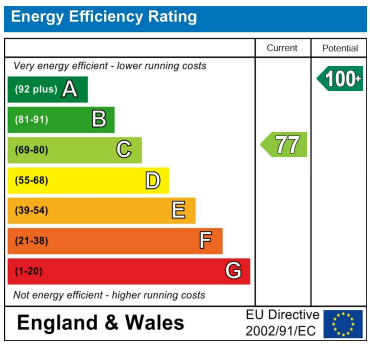
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Area Map



Energy Efficiency Graph