







58 NEW VILLAGE, INGLETON
£220,000

CELEBRATING OVER 30 YEARS IN BUSINESS SETTLE & BENTHAM

Neil Wright ASSOCIATES

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58 NEW VILLAGE, INGLETON, CARNFORTH, LA6 3DG

An extended mid terrace (one of three) house located on the outer circle of the New Village. The property offers good sized family accommodation arranged over two floors.

The property is well presented throughout and benefits from having upvc double glazed windows and gas fired central heating.

The ground floor comprises two reception rooms to the front, together with a spacious extended dining kitchen to the rear, fitted with modern kitchen units and a range cooker.

To the first floor are two large double bedrooms, a further single bedroom and a family bathroom fitted with a four-piece bathroom suite.

Externally, the property benefits from a particularly large garage/workshop, a rear yard and unrestricted parking to the front.

An ideal family home which needs to be viewed to fully appreciate the size, layout and condition.

Ingleton is a popular village set amid scenic countryside on the edge of the Yorkshire Dales National Park under 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:
Dining Room, Lounge, Inner Hallway, Snug, WC and Kitchen.

First Floor:
Landing, 3 Bedrooms, House Bathroom.

Outside
Unrestricted Street Parking, Plus Off Road Parking to the Rear, Front Garden, Rear Yard, Large Rear Garage/Workshop.

ACCOMMODATION:

GROUND FLOOR:

Dining Room:
8'6" x 12'10" (2.59 x 3.91)
Upvc part glazed entrance door, upvc double glazed window, brick fireplace with wood fire surround, radiator.



Lounge:
12'0" x 13'1" (3.65 x 3.98)
Good sized room, feature fireplace with brick arch back and flagged hearth, upvc double glazed window, radiator, glazed inner door.



Inner Hallway:
3'6" x 6'8" (1.06 x 2.03)
Return staircase to the first floor.

WC: With WC.



Kitchen:
6'8" x 23'3" (2.03 x 7.08)
Extended room with a range of modern kitchen base units with complementary worksurfaces,
wall units, 1 ½ bowl sink with mixer taps, dual fuel range cooker (Rangemaster), extraction hood, ½ glazed upvc side external entrance door, 2 upvc double glazed windows, plumbing for washing machine, recessed spotlights, radiator, space for table.

Snug:
8'5" x 8'1" (2.56 x 2.46)
Upvc double glazed window.



FIRST FLOOR:

Landing:
8'1" x 6'4" (2.46 x 1.93)
Access to 3 bedrooms and bathroom, loft access, upvc double glazed window, radiator.

Bedroom 1:
13'0" x 12'0" (3.96 x 3.65)
Double bedroom, upvc double glazed window, radiator.

Bedroom 2:
13'0" x 10'0" (3.96 x 3.04)
Double bedroom, upvc double glazed window, radiator.



Bedroom 3:
6'7" x 8'1" (2.00 x 2.46)
Single bedroom, upvc double glazed window, radiator, gas fired central heating boiler.

House Bathroom:
8'9" x 8'1" (2.66 x 2.46)
4-piece bathroom suite comprising bath, shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, vertical radiator, upvc double glazed window.



OUTSIDE:
Unrestricted street parking to the front of the property, access to the rear, fore-garden, rear yard area, large rear garden with garage/workshop and off street parking in front of garage.

Garage/Workshop:
16'3" x 24'0" (4.95 x 7.31) plus 10'0" x 16'0" (3.04 x 4.87)







View

Directions:
Enter the New Village, off Laundry Lane, Ingleton and turn right and number 58 is located on the right-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 good.

Flooding:
Check for flooding in England - GOV.UK the risk of surface water 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.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'

58 New Village
Ingleton
CARNFORTH
LA6 3DG

Energy rating

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Valid until	Certificate number
15 November 2036	9310-2142-9690-2496-0875

Property type	Mid-terrace house
Total floor area	99 square metres

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.