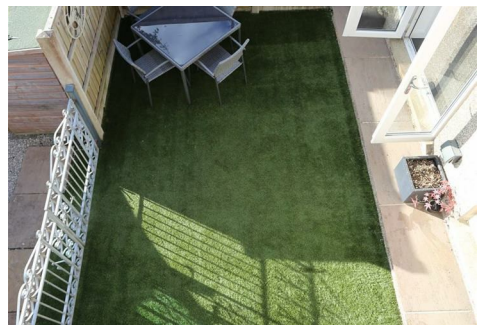




108 New Village, Ingleton, LA6 3DQ
Asking Price £240,000

A well-presented three-bedroom end-terrace home, located on the popular edge-of-Dales village of Ingleton, offering spacious and versatile accommodation. The property includes a self-contained annexe currently used as a successful Airbnb, ideal for additional income or multi-generational living, and benefits from enclosed outdoor space and off-street parking for two vehicles.

108 New Village

108 New Village is a spacious three-bedroom end-terrace home, presented to a high standard and positioned on the outer ring of the popular New Village in Ingleton.

The property offers an excellent family home while also providing valuable flexibility. A single-storey extension creates a self-contained annexe with its own shower room, currently operated as a successful Airbnb and generating useful additional income.

Alternatively, it could serve perfectly as accommodation for a family member or guest suite.

The ground floor features a bright and open-plan sitting dining room and kitchen area, complemented by a utility room. It also includes annexe accommodation, featuring a convenient downstairs shower room - ideal for use when the annexe is not rented out on Airbnb.

To the first floor there are two double bedrooms, a single bedroom with a built-in raised platform bed designed to maximise the available space, and a family bathroom.

Externally, the property benefits from enclosed yards to both the front and rear, together with off-street parking for two vehicles.

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.

Property Information

Tenure: Freehold

Council Tax Band: A

EPC Rating: C

Services: All mains

Broadband: Speeds available up to 54mbps

Porch

Tiled floor, UPVC windows to both sides, UPVC door to front.

Open Plan Kitchen/Sitting/Dining Room

Dining Room



Fitted carpet, radiator, fitted cupboards, UPVC window to front.

Sitting Room



Fitted carpet, feature vertical radiator, fireplace, UPVC window to front.

Kitchen Area



Vinyl tile effect flooring, range of wall and base units, integrated double oven, electric hob with extractor hood, 1.5 drainer sink, space for dishwasher, UPVC window to rear.

Inner Hall

Fitted carpet, radiator, staircase to first floor, under stairs cupboard.

Utility Room



Tile effect flooring, radiator, worktop, plumbing for washing machine and tumble dryer, lockable door to holiday annex.

Self-Contained Holiday Annex

Open Plan Studio



Tile effect flooring, radiator, range of base units, single sink, consumer unit for holiday annex, combination boiler, fold out ladder to mezzanine

level providing storage, access to shower room, UPVC window to rear, UPVC door and UPVC patio doors to enclosed rear yard.

Shower Room

Tile effect flooring, wash basin, toilet, shower, extractor fan.

First Floor

Landing



Fitted carpet, staircase to ground floor, loft access with drop down ladder to, UPVC window to rear.

Bedroom One



Fitted carpet, radiator, UPVC window to front.

Bedroom Two



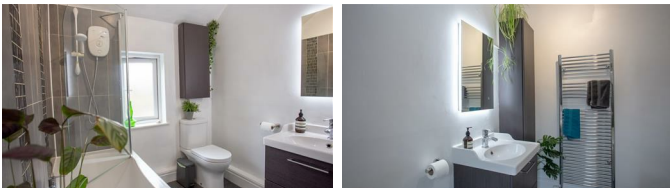
Double room currently used as master bedroom with fitted carpet, radiator, UPVC window to front.

Bedroom Three



Fitted carpet, radiator, built in single bed with space below, UPVC window to rear.

Bathroom



Tile effect flooring, heated towel rail, bath with shower over, toilet, wash basin with vanity unit, UPVC window with textured glass.

External

Front

Enclosed low maintenance yard.

Rear

Enclosed low maintenance rear yard with artificial grass.

Parking

Parking for two vehicles - Access must be maintained.

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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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>

FINANCIAL ADVICE

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

MARKET APPRAISALS

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives an introducers fee

from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

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

