



7 PARK VIEW, BANK BOTTOM, INGLETON

£259,950





7 PARK VIEW, BANK BOTTOM, INGLETON, CARNFORTH, LA6 3HB

Immaculate refurbished two bedroomed mid-terraced cottage style property located in desirable area on a peaceful private lane, beneath Ingleton's iconic viaduct close to the centre of Ingleton Village.

The property offers spacious accommodation laid over 2 floors with sitting room, modern newly fitted kitchen with access out on to the rear garden, first floor landing 2 double bedrooms and contemporary bathroom. Outside there is an enclosed rear garden, off street parking with wiring for EV charging point.

The property is well worth viewing and an ideal property for young couple, first time buyers, investors, ready for immediate occupation, don't miss the chance to view this modern inviting home.

Ingleton is a thriving 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:

Sitting Room, Kitchen.

First Floor:

Landing, 2 Double Bedrooms, House Bathroom.

Outside

Allocated Parking Space, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Sitting Room:

11'9" x 15'7" (3.58 x 4.74)

Spacious room with upvc part glazed external entrance door, upvc double glazed window, radiator, staircase to the first floor, and wood laminate flooring.





Kitchen:

12'2 x 12'9 (3.70 x 3.87)

Renovated kitchen with extensive range of modern kitchen base units with complementary work surfaces, integral appliances including double oven, induction hob with extraction hood over, slimline dishwasher, plumbing for washing machine, ceramic sink with mixer taps, double glazed window with aspects over the rear garden, upvc external entrance door, space for table, part glazed inner door to sitting area.



FIRST FLOOR:

Landing:

With access to 2 bedrooms and bathroom, radiator, and loft access.

Bedroom 1:

14'10" x 11'9" (4.52 x 3.58)

Spacious double bedroom with upvc double glazed window to the front, radiator, modern light fittings.



Bedroom 2:

9'0" x 7'9" (2.75 x 2.37)

To the rear, double bedroom, with upvc double glazed window with rear views, radiator.



House Bathroom:

12'1" x 6'0" (3.68 x 1.82)

Very well-appointed 4-piece modern bathroom suite comprising free standing bath with side taps, corner shower enclosure with shower off the system, pedestal wash hand basin, WC, tiled flooring, heated towel rail, upvc double glazed textured glass window.



OUTSIDE:

Fore-garden to the front of the property, including flower beds, parking space for one car opposite and wiring for EV car charger.

Large rear garden, fences and walled with lawn, shed, flagged patio with steps to rear door, shared access to the front of the property.



AGE:

Approximately 1900

Directions:

Enter Ingleton Village on the A65 from Settle, go past the Mason Arms Pub on the left, take the next right turn on to the High Street, carry straight on then take the first left turn down to Bank Bottom, and Number 7 is in front. 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 available

Flooding:

[Check for flooding in England - GOV.UK](#) shows that chances of flooding are 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.

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:

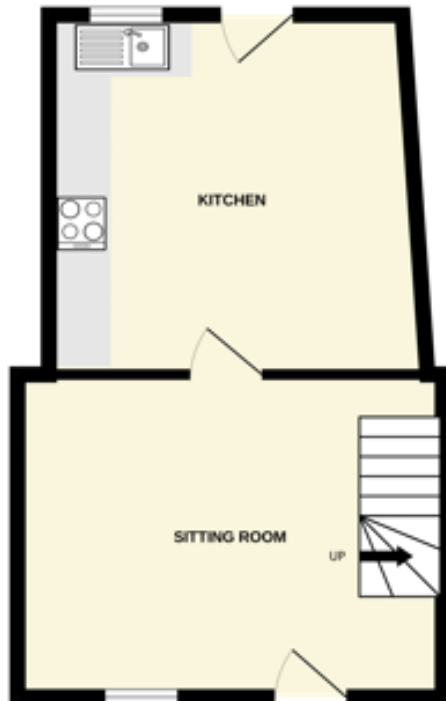
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'

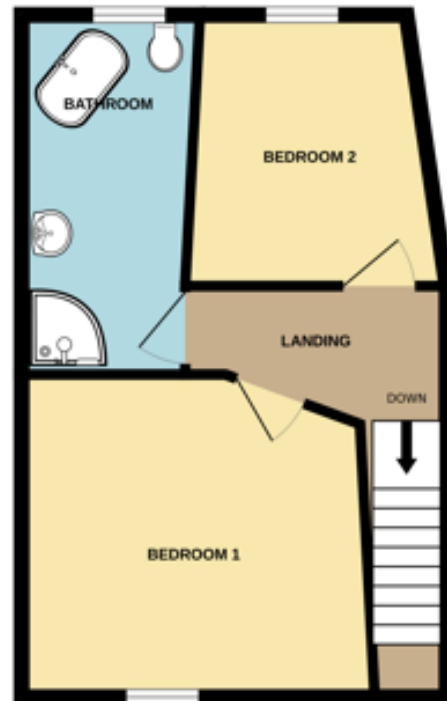
7 Park View Bank Bottom Ingleton CARNFORTH LA6 3HB		Energy rating D	
Valid until 20 September 2033		Certificate number 2196-3030-7201-7607-4204	
Property type		Mid-terrace house	
Total floor area		70 square metres	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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