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38 New Village, LA6 3DG  
Offers In The Region Of £220,000

A well-presented 3-bedroom end terrace on the popular outer circle of New Village, Ingleton, ideal for couples and families. Offering great value, the property features a modern kitchen, utility room, two double bedrooms, one single, and a family bathroom. Benefits include a small front and rear garden and rear parking. Early viewing is recommended to fully appreciate the space and value.

### 38 New Village

Welcome to 38 New Village, a well-proportioned three-bedroom mid-terrace home located in the popular New Village area of Ingleton, known for its spacious accommodation and excellent value.

The property opens into a generous open-plan lounge and dining area, creating a bright and versatile living space. An inner hallway provides access to a modern fitted kitchen, a separate utility room, and stairs rising to the first floor. Upstairs, the landing leads to two well-sized double bedrooms, a single bedroom, and a modern house bathroom.

Externally, the property features a walled front garden and a generously sized, low-maintenance enclosed rear patio garden, along with ample off-road parking.

### 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: D  
Broadband: Available speeds up to 71mbps  
Services: All mains with modern gas central heating boiler

### Ground Floor

### Open Plan Sitting Room/Diner

Wood laminate flooring, radiator, UPVC double glazed window to the front aspect.

### Sitting Room Area 13'0" x 12'1" (3.95m x 3.68m)



Wood laminate flooring, radiator, fireplace with stone hearth, housing wood-burning stove, alcove shelving, exposed beam, UPVC double glazed window to the front aspect.

### Dining Area 13'0" x 9'11" (3.95m x 3.02m)



Wood laminate flooring, radiator, space for dining table, UPVC double glazed window and composite double glazed external door to front aspect.

### Hallway

Tiled flooring, understairs cupboard housing gas central heating boiler, staircase to first floor.

### **Kitchen 7'9" x 8'7" (2.37m x 2.61m)**



Tiled flooring, heated towel rail, range of wall and base units, stainless steel single drainer sink, integrated oven and gas hob with extractor hood over, space for fridge freezer, plumbing for slim line dishwasher, UPVC double glazed window and composite double glazed external door to rear aspect.

### **Utility 7'9" x 6'7" (2.37m x 2.01m)**



Tiled flooring. wall and base units with complimentary worktop, stainless steel single drainer sink, plumbing for washing machine, UPVC double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Fitted carpet, UPVC double glazed window to the rear aspect.

### **Bedroom One 12'10" x 12'0" (3.90m x 3.65m)**



Generous double bedroom with fitted carpet, radiator, loft access, UPVC double glazed window to front aspect.

### **Bedroom Two 13'0" x 9'11" (3.95m x 3.02m)**



Good-sized double bedroom with fitted carpet, radiator, UPVC double glazed window to front aspect.

### **Bathroom 8'1" x 8'8" (2.46m x 2.64m)**



Tiled flooring, heated towel rail, wash basin with vanity unit underneath, toilet, shower cubicle,

bath, extractor fan, UPVC double glazed window with textured glass to rear aspect.

### **Bedroom Three 7'9" x 6'8" (2.37m x 2.02m)**



Single bedroom or home study with fitted carpet, radiator, UPVC double glazed window to the rear aspect.

### **Outside**

#### **Front Garden**

Neat walled gravelled front garden with path to front door.

#### **Rear Patio Garden**



Private enclosed rear patio garden, gate to rear providing access to garage and parking

### **Parking**



Parking for 4-6 cars to rear aspect.

### **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

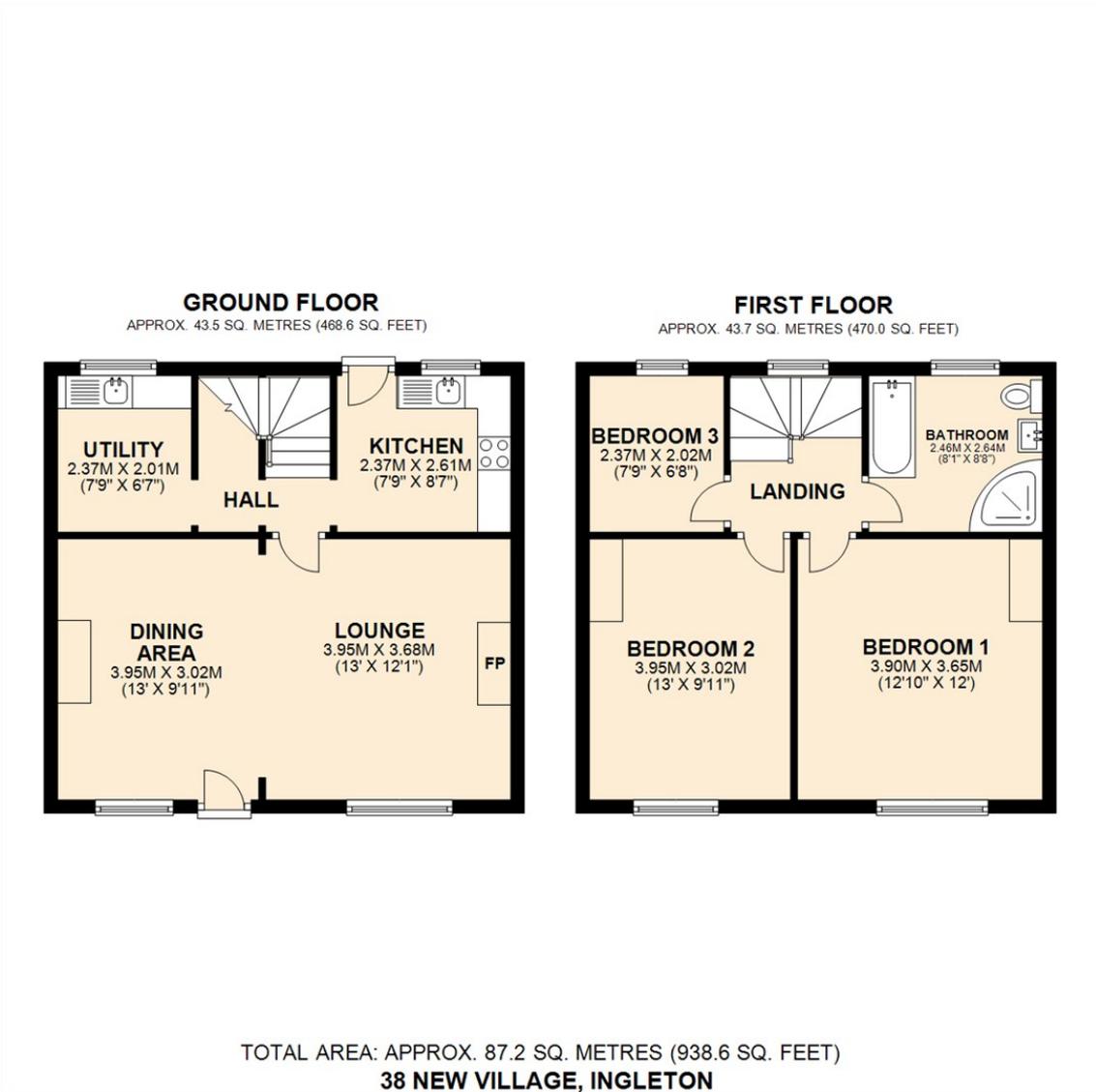
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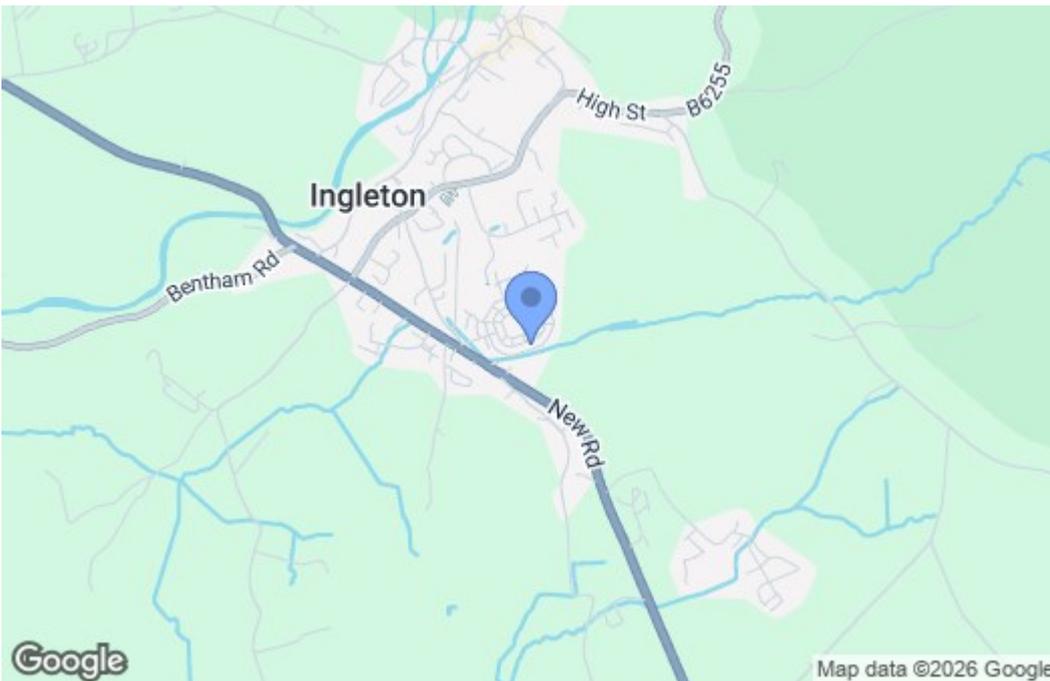
## FLOOR PLANS

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

