



1 FLAX MILL COURT, INGLETON

£197,500



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



1 FLAX MILL COURT, INGLETON, CARNFORTH, LA6 3FB

3 bedroomed semi-detached family home located in a convenient position on the edge of Ingleton Village.

Offering spacious accommodation laid over 2 floors, with parking space and rear garden. With double glazed windows, and gas fired central heating.

Ideal property for first time buyer, holiday home, or investor, ready for immediate occupation

Well worthy of inspection to appreciate size, layout and position, with No Onward Chain.

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

Porch, Lounge, Kitchen.

First Floor

Landing, 3 Bedrooms, Bathroom.

Outside

Forecourt, Rear Garden, Rear Parking Space.

ACCOMMODATION

Ground Floor:

Entrance Porch:

4'0" x 5'6" (1.21 x 1.67)

Solid external entrance door glazed inner door and double-glazed window.

Kitchen:

12'0" x 9'6" (3.65 x 2.89)

Range of kitchen base/wall units; sink with mixer taps, storage area, and double-glazed window, space for a table, tiled floor and radiator.





Lounge:

14'10" x 14'0" (4.52 x 4.26)

Double glazed patio doors, flame effect gas fire in feature stone fireplace, staircase to the first floor, double glazed window, and 2 radiators.



First Floor:

Landing:

Access to 3 bedrooms and bathroom. Loft access.

Bedroom 1: Rear

12'0" x 10'7" (3.65 x 3.22)

Range of built in wardrobes, 2 double glazed windows and radiator.



Bedroom 2: Front

11'6" x 10'6" (3.50 x 3.20)

Double bedroom, double glazed window and radiator.





Bedroom 3: Front

8'10" x 10'7" (4.06 x 2.26)

Double glazed window and radiator.



Bathroom:

7'7" x 5'7" (2.31 x 1.70)

3-piece coloured bathroom suite comprising bath with shower over, pedestal wash hand basin, WC and radiator. Double glazed window.

Outside:

Front: Forecourt parking space.

Rear: Access through archway, rear garden and parking space.



Directions:

Enter Ingleton off the A65 from Settle; turn right just opposite the petrol station and Flax Mill is located on the left-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 available from 4 networks.

**Flooding:**

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

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 'C'

1 Flax Mill Court Ingleton CARNFORTH LA6 3FB		Energy rating D	
Valid until 17 July 2036		Certificate number 0066-3064-2203-7126-6200	
Property type		End-terrace house	
Total floor area		78 square metres	



GROUND FLOOR
266 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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.
Made with Intergraph i2020



 **rightmove.co.uk**
The UK's number one property website



www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

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.

▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲