FISHER HOPPER
ESTATE AGENTS

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33 Green Meadow Close, Ingleton, LA6 3FE

Offers In The Region Of £285,000

Well-presented, modern three-bedroom mid-terrace property situated in the popular village of Ingleton. An ideal home for families, offering modern living in a desirable village location.

The property offers spacious and well-appointed accommodation comprising a comfortable sitting room, modern kitchen, downstairs cloakroom, two double bedrooms (one with an en-suite), and a single bedroom. Externally, the property benefits from a good-sized garden, private parking and a garage, providing excellent additional storage and convenience.

Property Description

33 Green Meadow Close is a well-presented mid-terrace property offering spacious accommodation in a quiet and convenient location within Ingleton, just a short walk from a range of local amenities.

The ground floor comprises a large entrance hall with cloakroom, modern kitchen/dining room and spacious sitting room with patio doors opening onto the rear garden. To the first floor are three generous bedrooms with the main bedroom benefitting from an ensuite shower room and a modern family bathroom. Externally, the property benefits from a designated parking space, detached garage and a low-maintenance, enclosed rear garden, providing a pleasant space for relaxing and entertaining during the summer months.

A well-appointed family home offering spacious accommodation in a popular and convenient location.

Property Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D
Services: All mains
Broadband: Speeds available up to 80mbps

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.

Ground Floor

Entrance Hall

Karndean flooring, radiator, door to cloakroom, staircase to first floor, understair cupboard, timber and glazed door to front aspect.

Sitting Room



Kardean flooring, 2 radiator, fireplace housing gas fire, double glazed window and door to rear garden.

Kitchen / Dining Room



Karndean flooring, radiator, range of wall and base units, integrated oven and electric hob with extractor hood over, 1.5 drainer sink, space for washing machine, double glazed window to front aspect.

Cloakroom





Wood effect vinyl flooring, heated towel rail, wash basin, toilet, double glazed window with textured glass to front aspect.

First Floor

Landing

Fitted carpet, loft access, cupboard housing water cylinder.

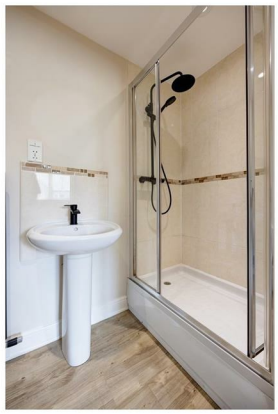
Bedroom One



Fitted carpet, radiator, door to en-suite, double glazed window to front aspect.

En-Suite





Wood effect vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan.

Bedroom Two



Fitted carpet, radiator, double glazed window to rear aspect.

Bedroom Three



Fitted carpet, radiator double glazed window to front aspect.

Bathroom




Karndean flooring, heated towel rail, wash basin, toilet, bath, extractor fan, double glazed window with textured glass to rear aspect.

External

Garden



Good sized enclosed garden with decking, small lawn and established flower bed path to garage with door providing access.

Parking

Parking space for one car plus visitor parking opposite.

Garage

Light and power, door to garden, electric up and over door to front.

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.

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.

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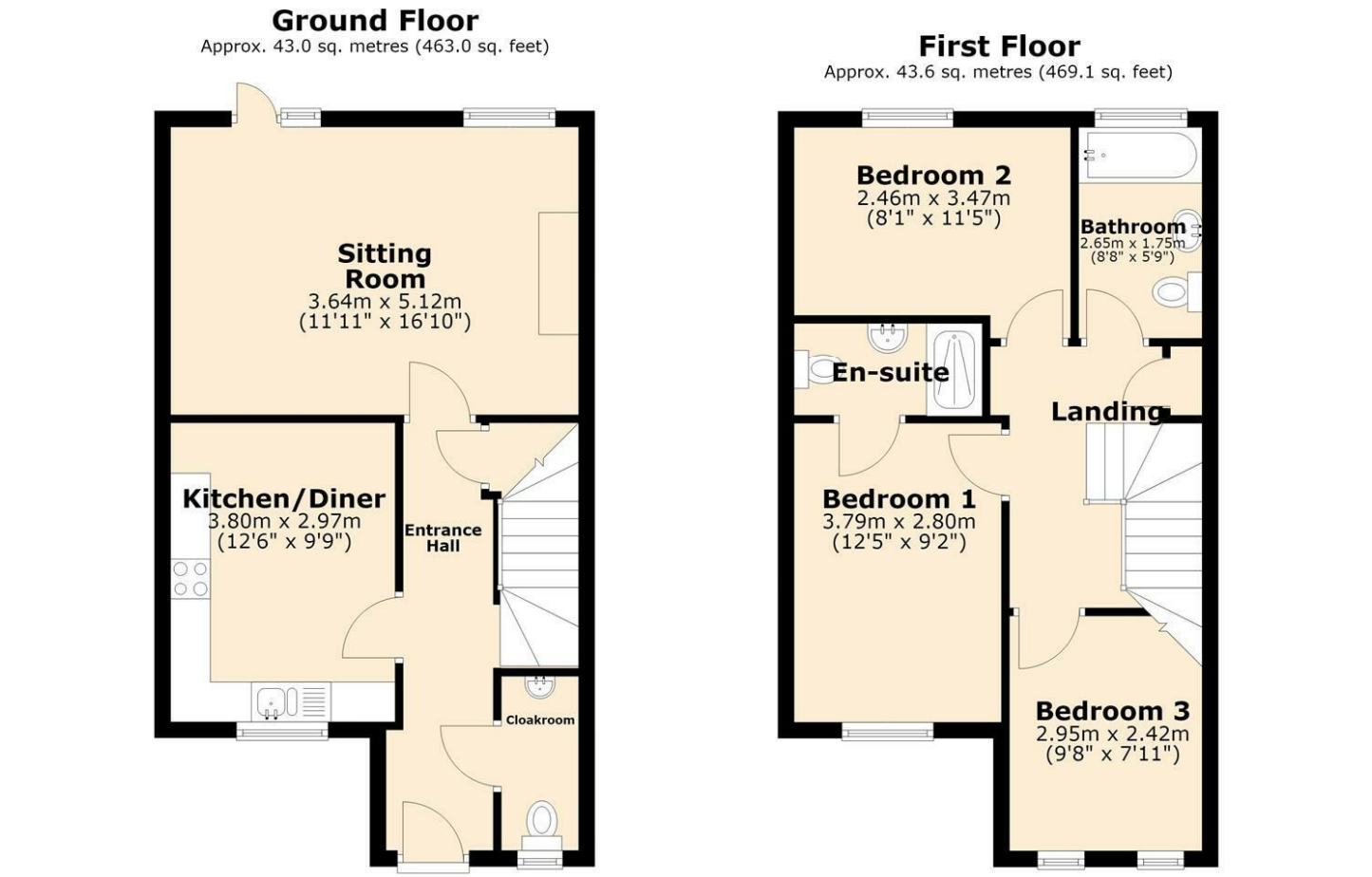
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 86.6 sq. metres (932.1 sq. feet)

33 Green Meadow Close, Ingleton

Area Map



Energy Efficiency Graph

