

PN63 / RPB02032

**6 New Road
(No 1 Moorlands)
Ingleton
North Yorkshire
LA6 3HW**



Price: **REDUCED** to £165,000 Region

(Offered With No Onward Chain)

Viewings: By prior appointment through Richard Turner & Son Bentham Office.

A deceptively spacious traditional stone built terraced cottage in a small row of only 3 incorporating full UPVC sealed unit double glazing, electric storage heating, 2 reception rooms with open fires, breakfast kitchen, basement cellars, two good sized bedrooms, enclosed south facing rear yard/garden area with potential to create a private car standing and a wide pavement frontage suitable for off road parking. Being conveniently situated within just a few minutes walk of Town Centre shops and amenities on the outskirts of the popular Yorkshire Dales tourist centre of Ingleton on the doorstep to the Yorkshire Dales National Park.

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E: sawley@rtturner.co.uk

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14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
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VAT Reg. No. 636 2413 54



Accommodation Comprising:

Ground Floor:

Rear Vestibule:

4'4 x 3'4

(1.32m x 1.02m)

Living Room:

12'8 x 11'8

(3.86m x 3.56m)

Tiled open fireplace, shelved display recess, airing/cylinder cupboard with immersion heater, centre light, TV point.



Breakfast Kitchen:

14'4 x 8'11

(4.37m x 2.72m)

Fitted cupboards and units incorporating stainless steel single drainer sink unit with mixer tap, electric cooker recess, tumble dryer recess, plumbed auto washer recess, upright fridge freezer standing area and work surfaces with tiled splash backs. Centre light fitting, electric storage heater, mains wired smoke alarm.

Annex understairs storage cupboard with integral trap door access to two basement cellars which run under the kitchen and sitting room floors.



Front Vestibule:

4'4 x 3'10

(1.32m x 1.17m)

Sitting Room:

14'6 x 14' max
(4.42m x 4.27m max)

Tiled open fireplace with Edwardian wood surround, window recess with working window shutters, centre light, TV point, telephone point.



First Floor:

Landing:

15' x 5'4 min
(4.57m x 1.63m min)

Centre light, mains wired smoke alarm.

Bedroom 1:

14'10 x 14'8
(4.52m x 4.47m)

2 x centre lights, electric storage heater.



Bathroom:

11'5 x 6'2
(3.48m x 1.88m)

3 piece bath suite incorporating enamelled cast iron bath, electric wall heater, centre light.



Bedroom 2:
14'8 x 11'9
(4.47m x 3.58m)

Shelved recess, centre light, cornice, electric storage heater.



Outside:

Wide pavement frontage parking.
Enclosed garden area incorporating fuel bunker and small ornamental water feature to the rear (*car standing potential*).



Services:

Mains water, electricity and drainage connected.

Tenure:

Freehold with vacant possession upon completion.

Council Tax Band:

(C) Verbal enquiry only.

Solicitors:

Oglethorpe, Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

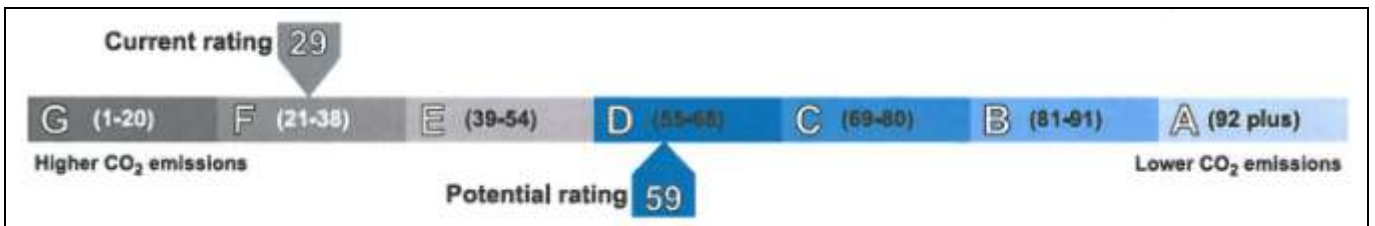
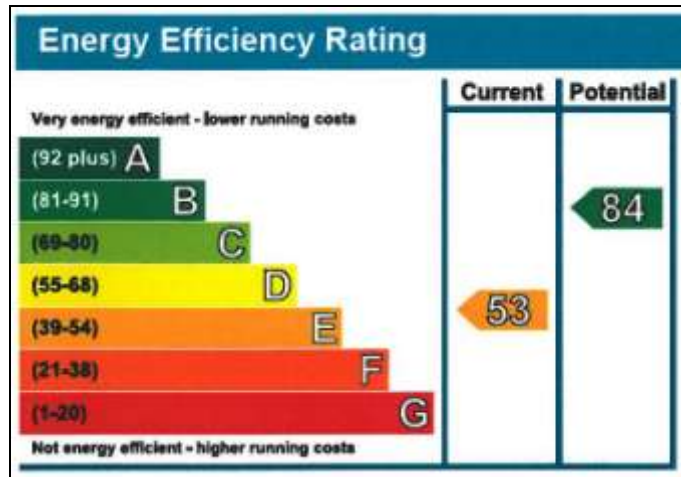
Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

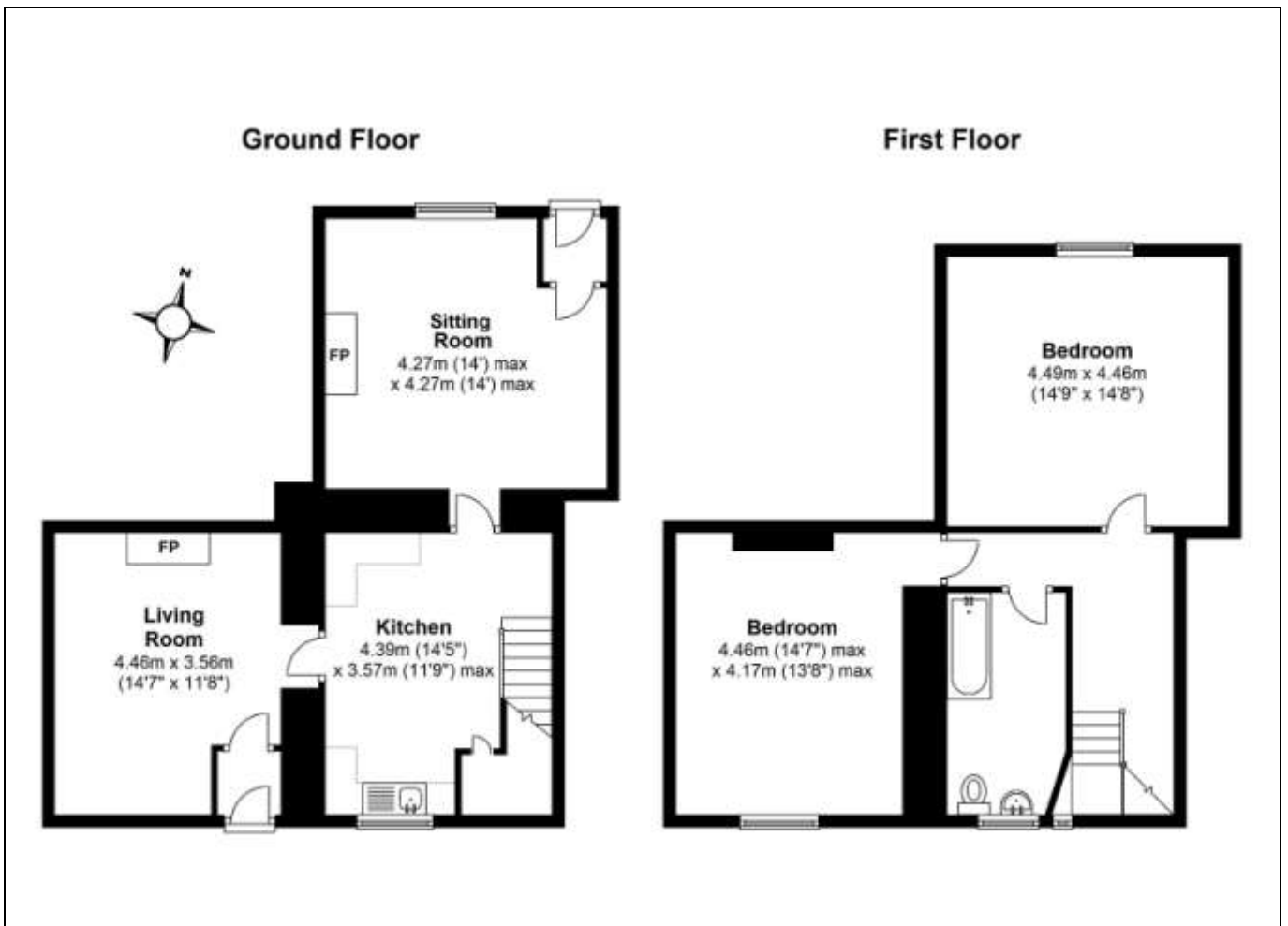
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate

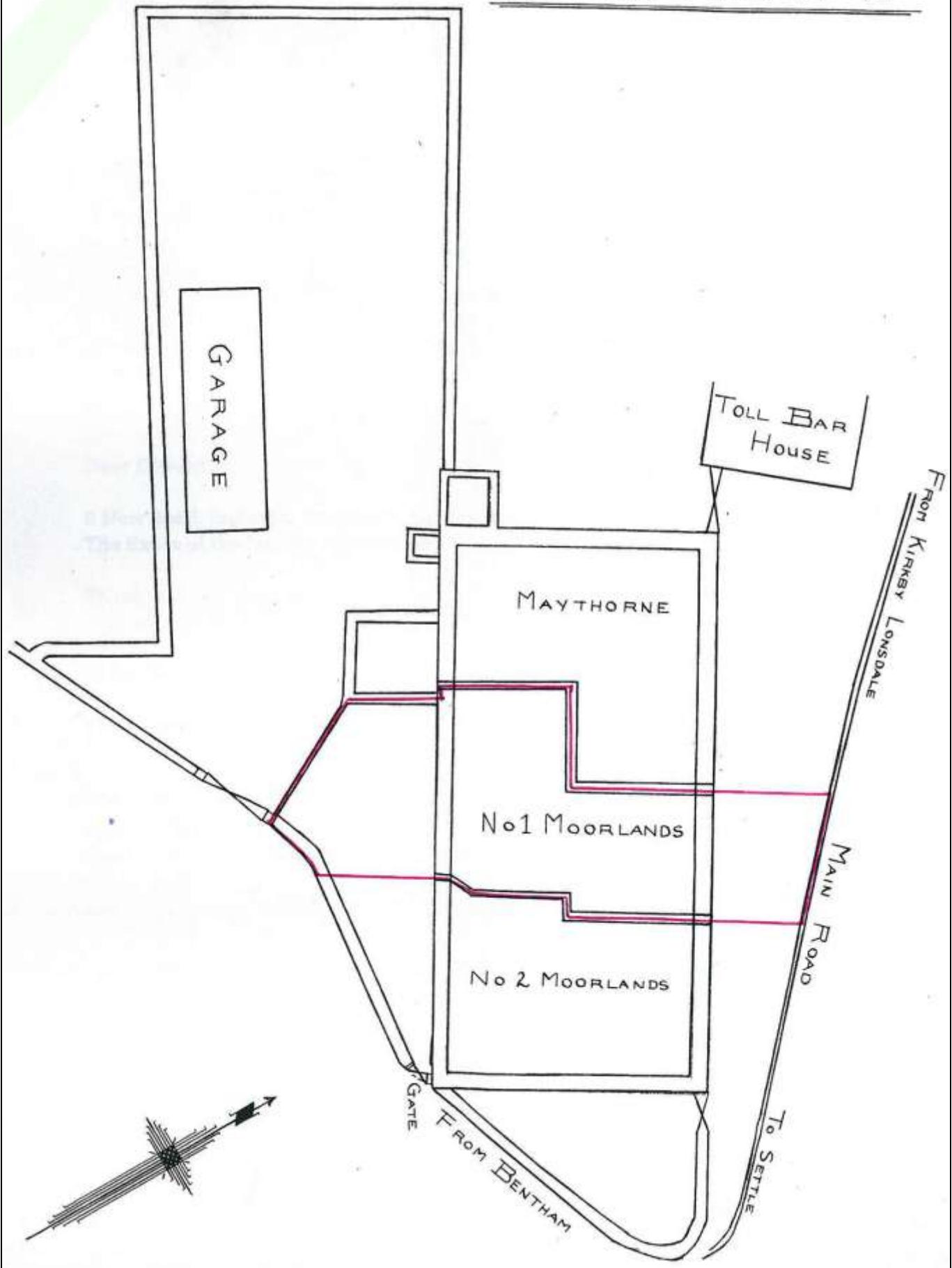


Floor Plans

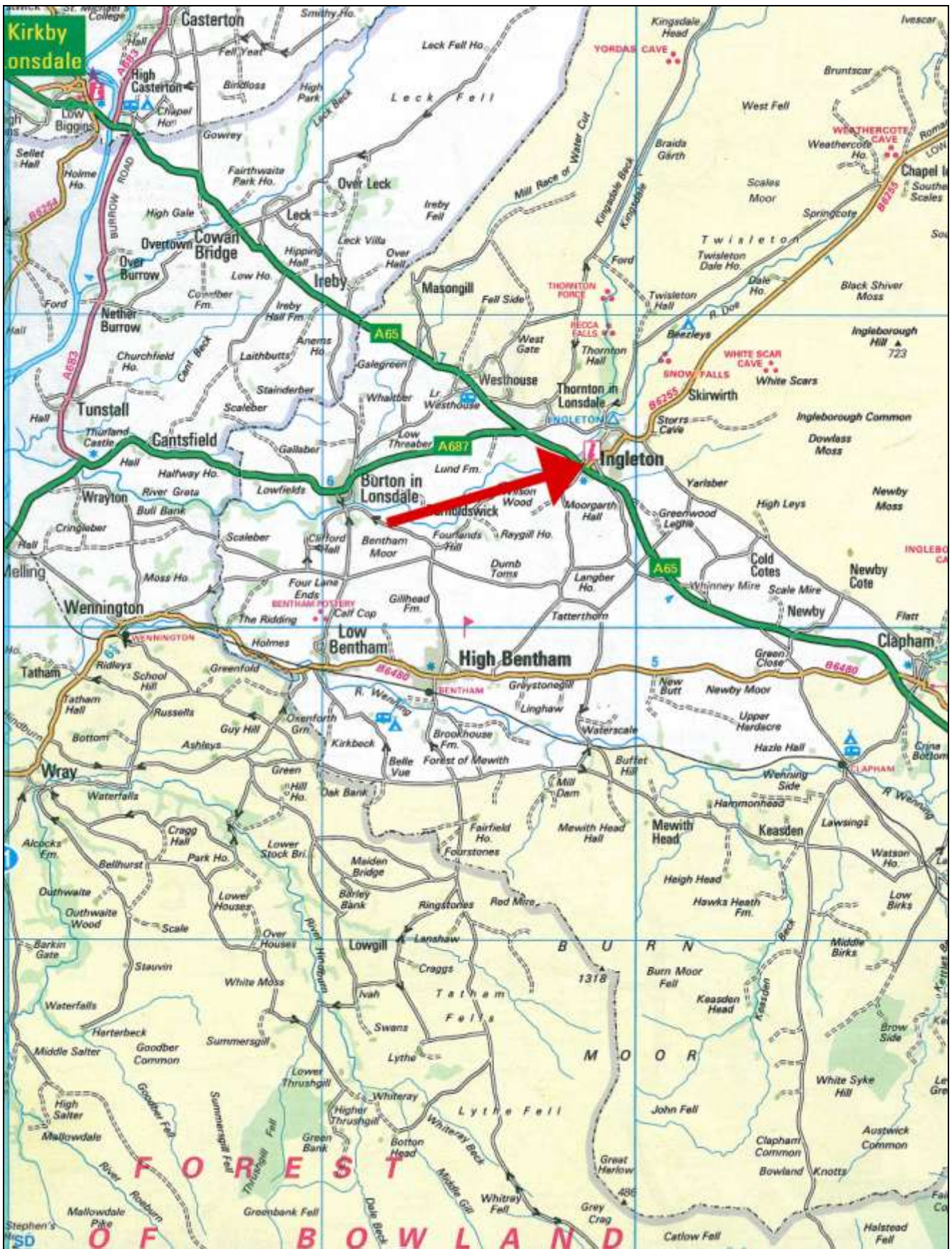


Title/Boundary Plan

THE PLAN REFERRED TO



Location Plan



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