

PB247 / RPB01922

**3 Bed Detached House
Barnold
Bentham Road
Ingleton
LA6 3HZ**



Price: REDUCED £210,000 Region

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

A recently improved 3 bed roomed detached house affording full sealed unit double glazing, oil central heating, private driveway parking and easily managed garden areas.

Situated enjoying rural views on the village outer fringe conveniently within just a few minutes walking distance of shops and amenities.

Kirkby Lonsdale 6 miles, Settle and The Yorkshire Dales National Park 12 miles,
Lancaster 15 miles and Kendal and The Lakes 19 miles approx.

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VAT Reg. No. 636 2413 54



Accommodation Comprising: (UPVC sealed unit double glazing, oil central heating and pine panelled doors throughout).

Ground Floor:

Entrance Porch:

4'7 x 2'10
(1.40m x 0.86m)

Centre light.

Reception Hall:

11'3 x 3'8
(3.43m x 1.12m)

With under cupboard housing oil central heating boiler and electric meter. Open staircase, centre light, radiator.



Lounge:

18'9 x 10'3 min
(5.72m x 3.12m min)

Feature wall mounted electric fire, 3 windows, 2 x centre lights, radiator, TV point, telephone point.



Kitchen:

12'6 x 9'1

(3.81m x 2.77m)

Fitted cupboards and units incorporating inset stainless steel single drainer sink unit with mixer tap, built in electric oven, ceramic hob with overhead extractor hood, plumbed auto washer recess, upright fridge freezer recess and work surfaces with tiled splash backs. Mini halogen ceiling lighting, wood laminate flooring.

**Side Vestibule:**

4'9 x 3'

(1.45m x 0.91m)

Cloaks hooks, centre light, radiator, wood laminate flooring.

Utility Room:

6'10 x 3'1

(2.08m x 0.94m)

Plumbed for auto washer, centre light, wood laminate flooring.

First Floor:**Landing:**

10'11 x 4'3

(3.33m x 1.30m)

Centre light, radiator, smoke alarm.

Bedroom 1:
11'8 x 10'3
(3.56m x 3.17m)

Dual aspect windows with rural views, shelved recess, centre light, radiator.



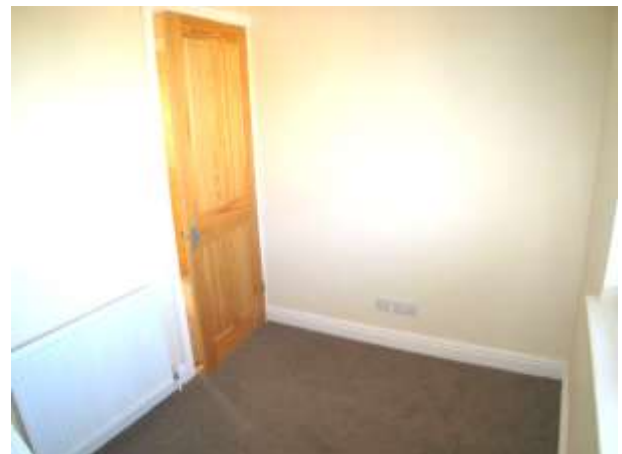
Bedroom 2:
10'4 x 7'11
(3.15m x 2.41m)

Centre light, radiator.



Bedroom 3:
7'1 x 6'6 min
(2.16m x 1.98m min)

(Plus 6'6 x 3'9 (1.98m x 1.14m) stairs bulk head recess ideal for creating built in bedroom units!), centre light, radiator.



Bathroom:
11'3 x 5'
(3.43m x 1.52m)

3 piece bath suite incorporating "Jacuzzi" corner bath with over bath shower, bi fold glass shower screen and tiled splash backs, chrome towel ladder, fitted vanity cupboard, mini halogen ceiling lighting, auto vent.



Outside:

Front: Concreted private driveway, gravelled frontage parking and covered porch.

Side: Pathways to each side.

Rear: Concreted path and easy care gravelled area with 8' x 6' (2.44m x 1.83m) timber shed and oil central heating tank.





Views

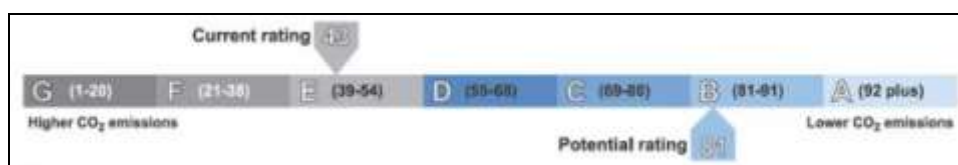
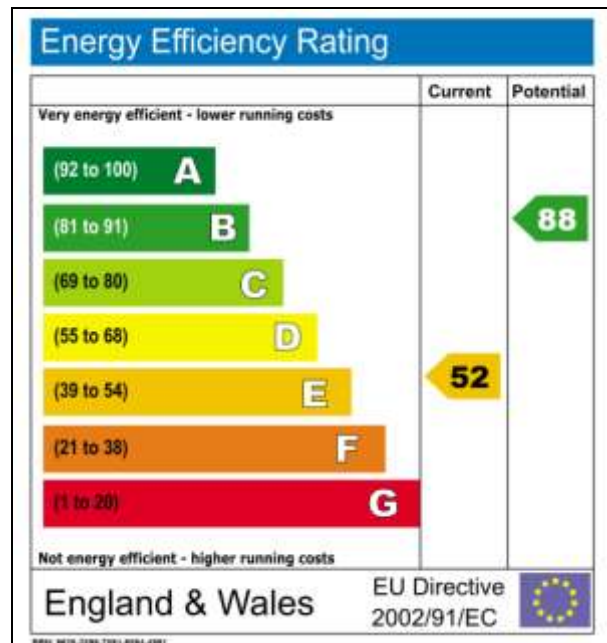


Views

- Services:** Mains water, electricity and drainage connected.
Oil central heating installed.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** (D) verbal enquiry only.
- Solicitors:** Oglethorpe, Sturton & Gillibrand, 6 Castle Park, Lancaster, LA1 1YG.
Tel: 01524 846 846.
- 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.

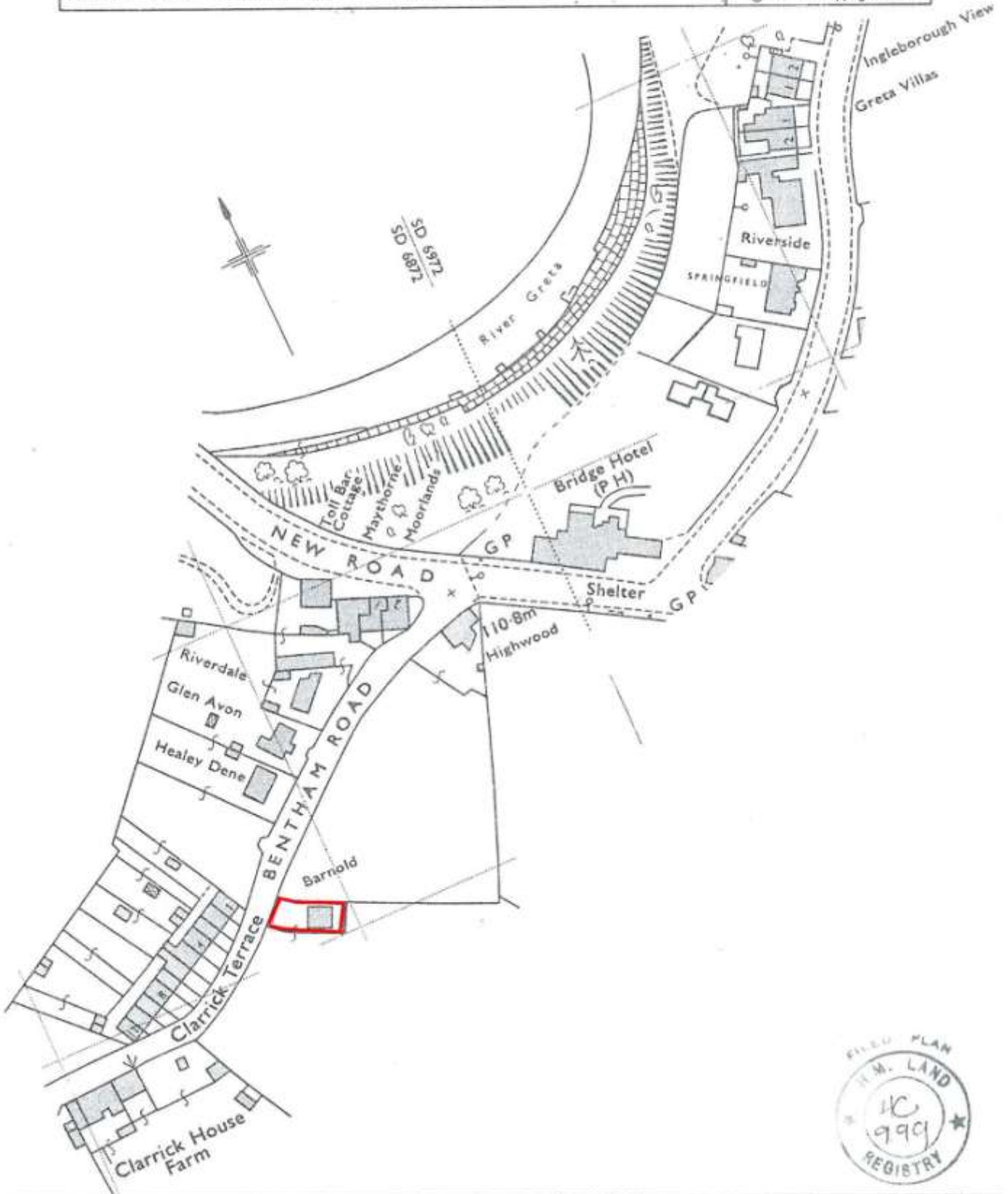
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate

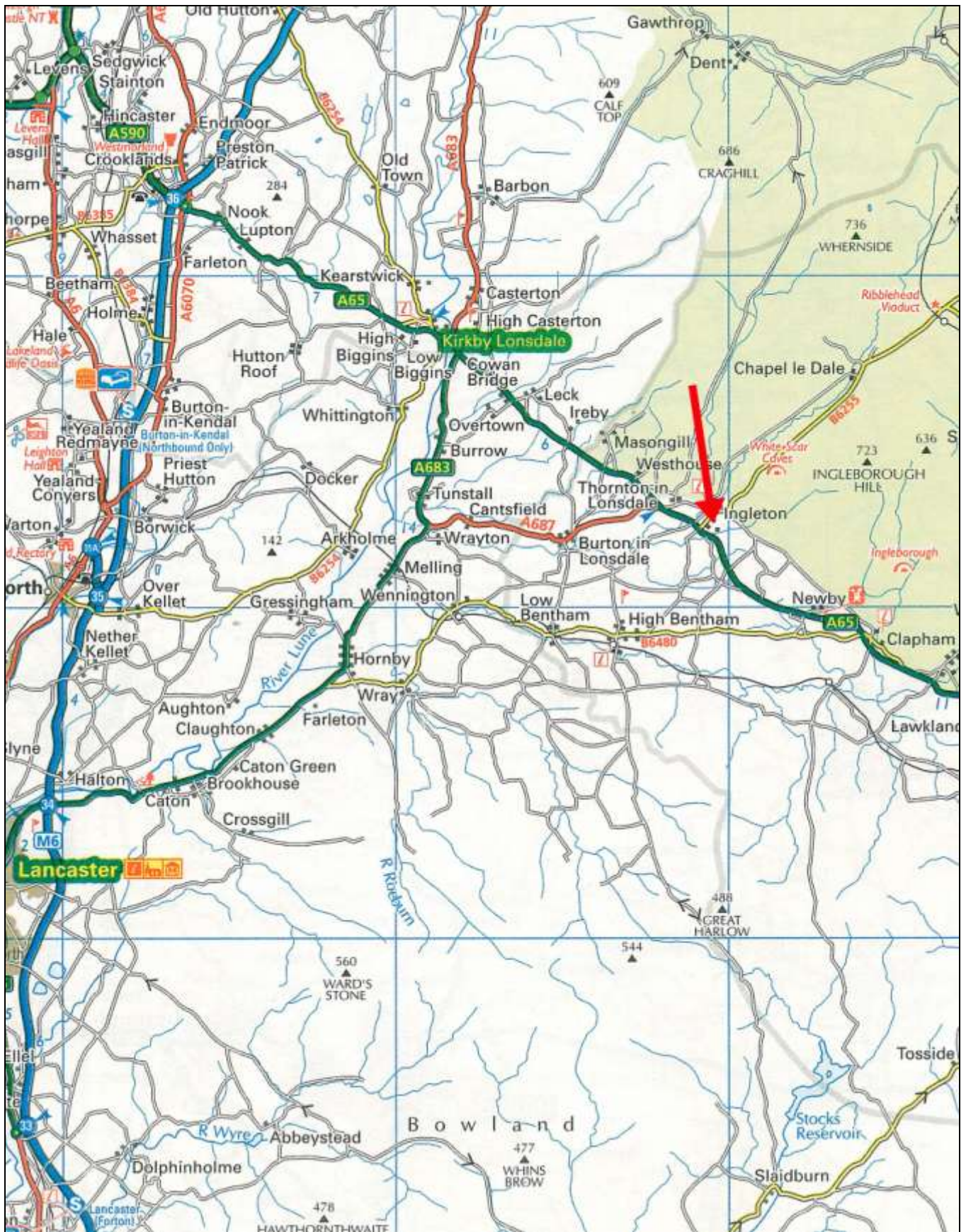


Boundary Plan

H.M. LAND REGISTRY		TITLE NUMBER	
		NYK 2 154 82	
ORDNANCE SURVEY PLAN REFERENCE	SD 6872	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY NORTH YORKSHIRE	DISTRICT CRAVEN	© Crown copyright 1983	



Location Plan



MISREPRESENTATION ACT 1967:

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