



Guide Price £665,000

- Exclusive development of just five new-build homes
- Finished to an exceptional specification throughout
- Stylish, high-quality kitchen and bathroom fittings
- Energy-efficient construction with modern insulation standards
- Spacious and thoughtfully designed accommodation
- Private gardens and patio areas
- Off-road parking & garage
- Excellent access to local amenities and transport links

3 Oak Drive, Ingleton, Carnforth, LA6 3HZ

An exclusive development of five beautifully designed new-build homes. 3 Oak Drive is a superb four-bedroom linked detached new-build home by Adam Carr Builders, situated in the highly sought-after village of Ingleton. Finished to an exceptional standard throughout, this impressive property offers high-quality fixtures and fittings, contemporary living spaces, and thoughtfully designed accommodation, making it an ideal home.

3 High Street, Settle, North Yorkshire, BD24
9EX

Tel: 01729 823921

Email: settle@dacres.co.uk

dacres.co.uk   



3 Oak Drive, Ingleton, North Yorkshire, LA6 3HZ

General remarks

An exclusive development of five beautifully designed new-build homes, finished to an exceptional specification and offering contemporary living in a highly desirable setting.

3 Oak Drive is now available for its first phase of viewings.

This outstanding four-bedroom family home offers an exceptional blend of generous living space, contemporary design and high-quality finishes throughout, making it ideal for modern family living.

The ground floor features a welcoming entrance hall with cloakroom, a spacious and comfortable living room, and a stunning open-plan kitchen, dining and family area, creating the perfect space for both everyday life and entertaining. A separate utility room and a large integral garage complete the accommodation.

Upstairs, the property offers four well-proportioned double bedrooms, including an impressive principal suite

with a en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms.

Outside, 3 Oak Drive enjoys gardens, off-road parking to the rear and an enviable edge-of-village setting, offering the perfect balance of countryside surroundings and everyday convenience.

GUIDE PRICES FOR ALL UNITS

1 Oak Drive- £675,000

2 Oak Drive- £665,000

3 Oak Drive - £665,000

4 Oak Drive- £775,000

5 Oak Drive- £775,000

Directions

what3words towers.pranced.compiler

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently NA

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an air source heat pump
- Driveway & garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

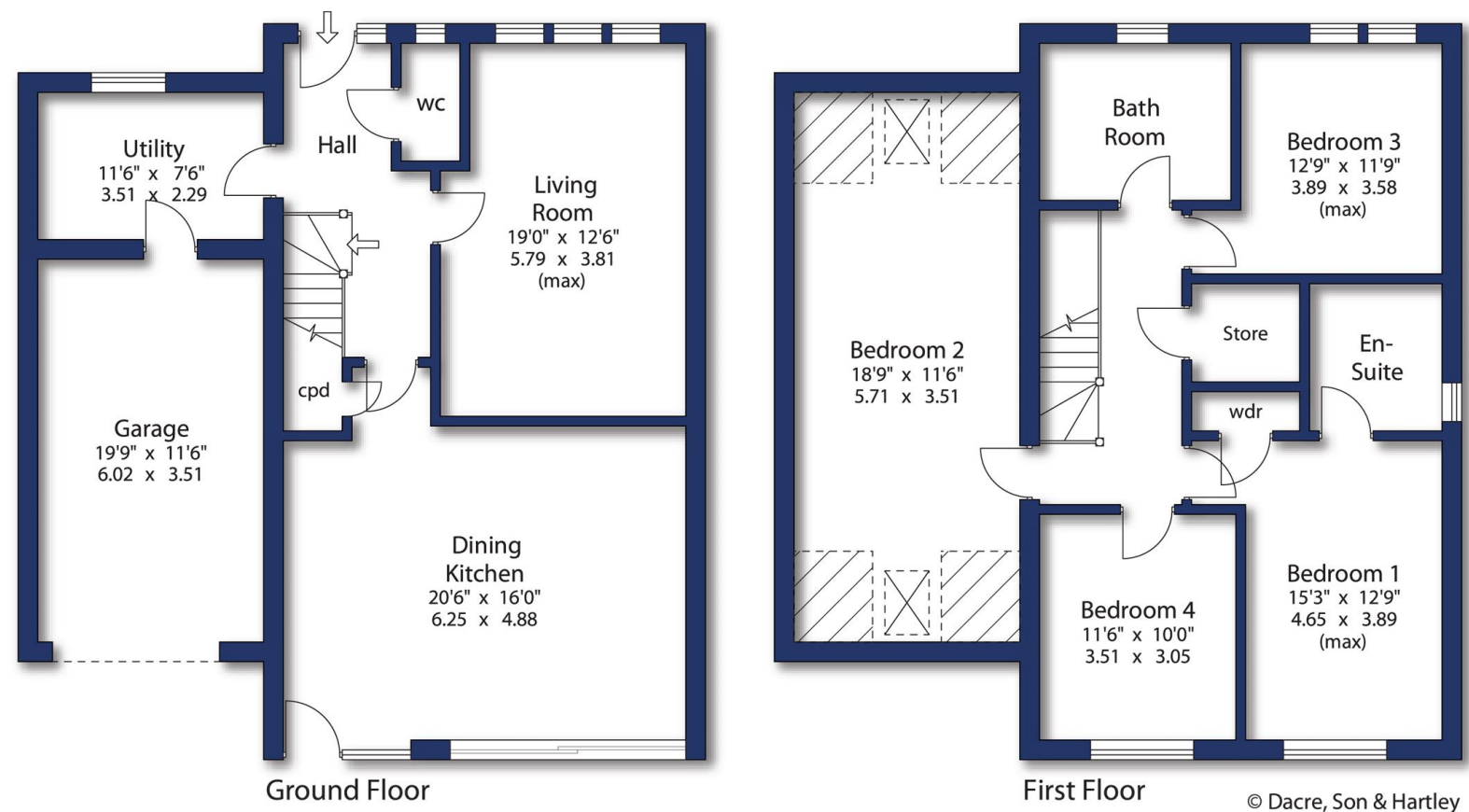
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SET260041



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01729 823921

settle@dacres.co.uk