DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



1 Ivy Mount, Main Street, Ingleton, Carnforth, LA6 3HG

An exciting opportunity to acquire a charming four bedroom character property situated in the heart of the ever-popular Yorkshire Dales village of Ingleton.

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dacres.co.uk







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1 Ivy Mount, Main Street, Ingleton, Carnforth, North Yorkshire, LA6 3HG

Lancaster 16 miles, Skipton 26 miles, Leeds 55 miles (all distances approximate)

Guide Price: £261,900

- Ideal family home with period charm
- Four bedrooms
- Enclosed garden to the rear
- Victorian end terrace property
- Two reception rooms
- Basement Room
- External Utility & Workshop







General remarks

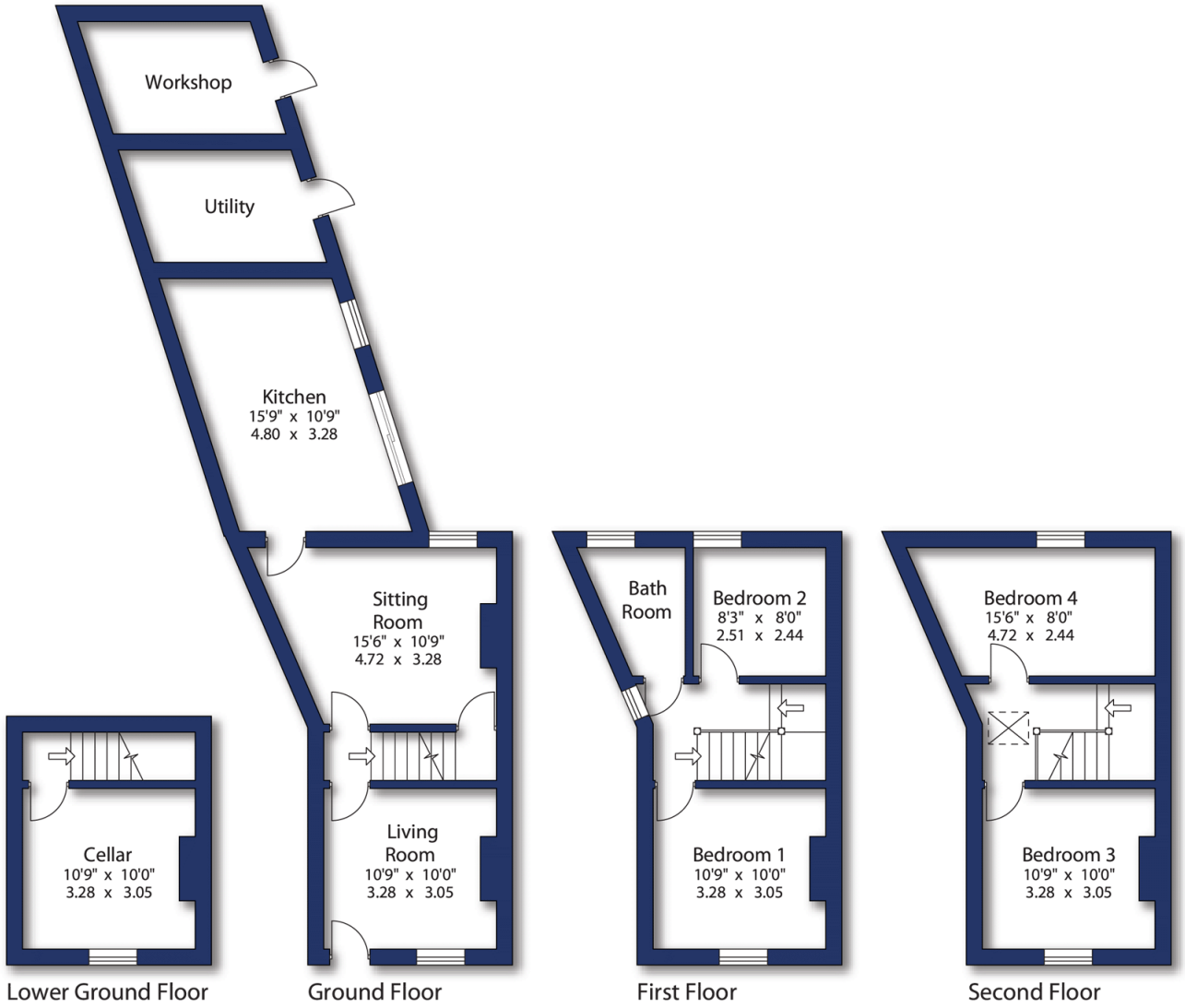
A character-filled home briefly comprising living room, filled with character. This leads through to a spacious second reception room, complete with a wood burning stove and provides access to the basement room. The ground floor also features a well-equipped kitchen/diner, with patio doors opening onto the enclosed rear yard, ideal for indoor-outdoor living. The kitchen is fitted with tile-effect lino flooring, electric radiator, range of wall and base units, 1.5 drainer sink, space for dishwasher, double oven, gas hob with extractor hood over.

On the first floor, you'll find a family bathroom and two bedrooms. The bathroom is fitted with a wash basin, wc, corner bath with shower over, wall mounted vanity unit, extractor fan and double glazed window with textured glass to rear aspect. Located on the second floor are two further bedrooms, offering flexible accommodation to suit your needs.

Externally, the property benefits from a front garden and an enclosed rear garden, featuring two useful outbuildings. One serves as a utility room, housing the boiler, while the other provides a versatile workshop or storage space.

The village offers a good range of restaurants, bars and shops for your essential services. Together with a good primary school and is in the catchment area for Settle College & QES at Kirkby Lonsdale. The Ingleton Community Centre provide an active hub with some great sports facilities attached. Local amenities are all within easy access, including the open air swimming pool. Groceries available from both the local CO OP and the Asda Express with Garage forecourt on the A65. Ingleton is within easy reach of Kendal, Lancaster and the West Yorkshire conurbation.

Floorplans

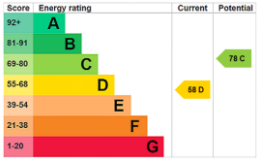


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Contact us

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Directions

On entering Ingleton from the direction of Settle, at the petrol station turn right onto Laundry Lane. At the crossroads go straight ahead and when reaching the next junction make a right on to Bank Top. Continue along this road, and the property is located on the right.

What3Words deduct.tolerable.nooks

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- No allocated parking

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: SET260231