



2 Old Laundry Mews, Laundry Lane, Ingleton, Carnforth, LA6 3GH

Two bedroom ground floor apartment in the Dales village of Ingleton. Well equipped kitchen with integrated appliances. Designated parking space to rear plus visitor parking. Internal viewing highly advised.

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2 Old Laundry Mews, Laundry Lane, Ingleton, North Yorkshire, LA6 3GH

Lancaster 18 miles, Skipton 26 miles, Leeds 52 miles (all distances)

Guide Price: £149,950

- Two bedroom ground floor apartment
- Open plan living dining kitchen
- Modern kitchen with built in appliances
- Modern Bathroom
- Designated parking space plus visitor parking
- Internal viewing highly recommended

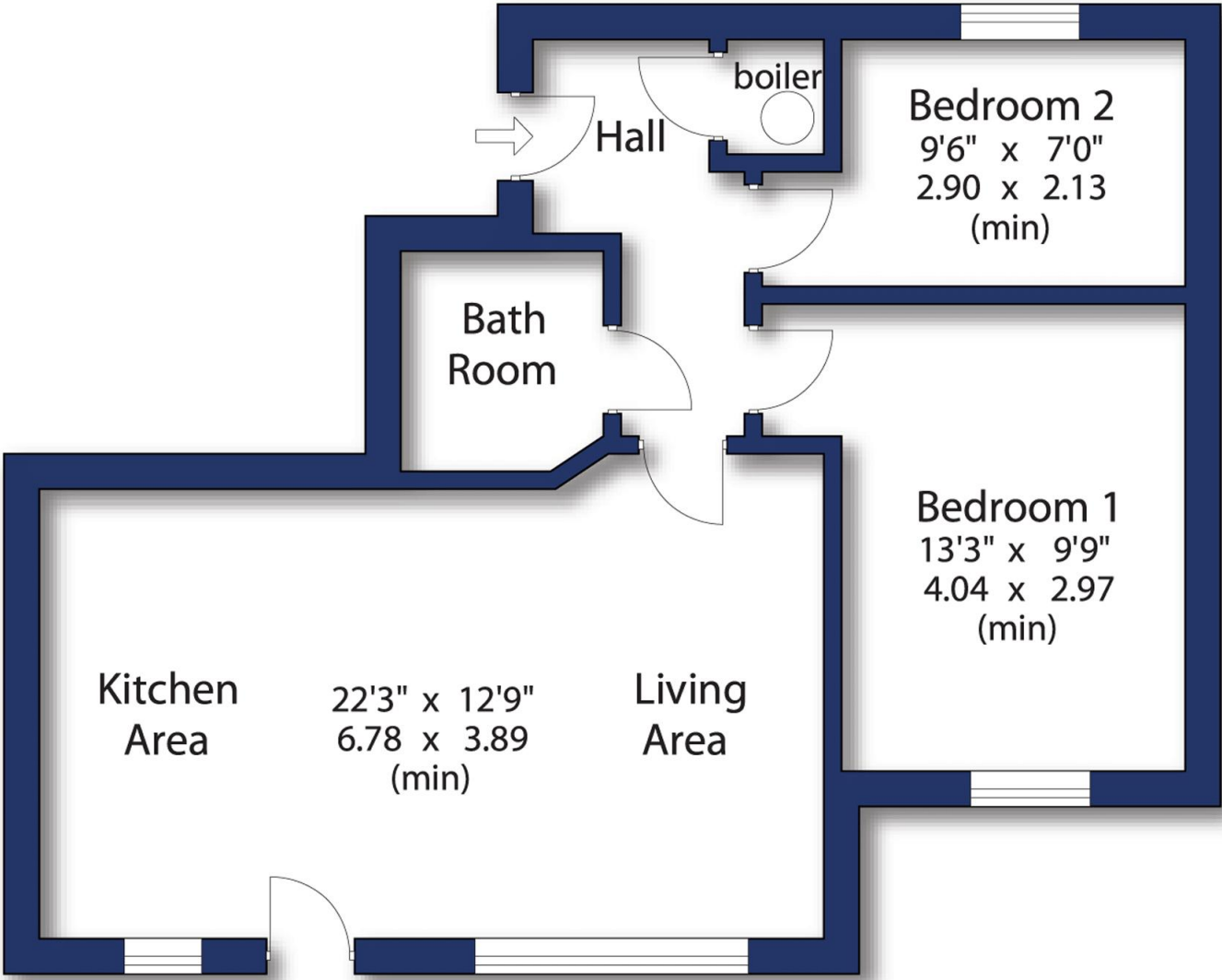


General remarks

Entering through the main external door is the open plan living dining kitchen. A welcoming room with windows to front and electric under floor heating underfoot. The kitchen area has a good selection of wall and base units, silestone worktop and a Franke sink with mixer tap. Neff appliances include an electric hob, combination microwave, slide and hide single oven, integrated under counter fridge, slimline dishwasher and washer/dryer. Space is available to house a freestanding freezer. There is ample space for a dining table and chairs and also a sofa. Off the living area is the hallway which provides access to the two bedrooms, bathroom, handy store cupboard and external access to rear via a communal entranceway, all of which is on the flat/step free. The main bedroom is a good size double with window to front whilst the rear bedroom is a large single that is currently used as an office. The bathroom comprises a bath with shower over, wash hand basin, wc, heated towel rail and an extractor fan.

To the rear of the apartment building there is a designated parking space along with visitor parking. To the front there is a small foregarden with steps leading to front door.

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. Three churches and 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.



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Mortgage
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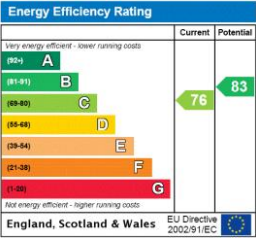
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01943 885 400

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Contact us



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settle@dacres.co.uk

Directions

On entering Ingleton village from the direction of Settle at the petrol station turn right onto Laundry Lane. The property is located on the right hand side and can be identified by our for sale board.

What3Words wisdom.hockey.landings

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band B

Tenure, Services & Parking

- Leasehold. 999 years starting from 2012. Annual service charge £1,811.26
- Mains electricity, water, drainage are installed. Domestic heating is from electric radiators. Under floor electric heating is installed in the living dining kitchen.
- Designated parking for one vehicle plus visitor 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 £26.10 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.