



14 Ingleborough Park Drive, Ingleton
Asking Price £375,000

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Thomson Hayton Winkley



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A deceptively spacious detached house with far reaching views occupying a cul-de-sac location in Ingleton village within the Yorkshire Dales National Park. Having a sitting room, breakfast kitchen, dining room, four bedrooms, bathroom, en suite, gardens, undercroft and off road parking.







14 INGLEBOROUGH PARK DRIVE

An appealing elevated detached property pleasantly located in Ingleton, a thriving Yorkshire Dales village located between the market town of Kirkby Lonsdale, Settle and Hawes. The village offers many amenities including a range of independent shops including the award-winning & renowned sourdough bakery 'Seasons', cafes, a community centre with Tourist Information, post office and library; primary school, church, doctor's surgery, climbing wall and swimming pool. Ingleton features include a historic viaduct, the famous Ingleton Waterfalls Trail, and about a mile away is White Scar Caves.

The well proportioned accommodation briefly comprises entrance hall, dual aspect sitting room, dual aspect breakfast kitchen, triple aspect dining room, two double bedrooms, with one having an en suite shower room, and a bathroom on the ground floor. There are two further bedrooms on the first floor. The property benefits from double glazing and gas central heating.

Outside offers gardens to the front and rear together with ample driveway parking and undercroft storage.

GROUND FLOOR

ENTRANCE HALL

15' 0" max x 6' 5" max (4.59m x 1.98m)

Double glazed door, radiator, built in airing cupboard housing hot water cylinder, understairs cupboard.

SITTING ROOM

20' 6" max x 14' 0" max (6.27m x 4.28m)

Two double glazed windows, two radiators, inset living flame gas fire.

BREAKFAST KITCHEN

13' 3" x 10' 7" (4.04m x 3.23m)

Two double glazed windows, radiator, good range of base and wall units, stainless steel sink, space for cooker with glass splashback and extractor hood over, space for fridge freezer, plumbing for washing machine, integrated dishwasher, breakfast bar, recessed spotlights, tiled splashbacks.

DINING ROOM

20' 7" max x 11' 7" max (6.28m x 3.55m)

Double glazed door, three double glazed windows, two radiators, fitted shelving, wall lights.

REAR PORCH

4' 2" x 3' 0" (1.28m x 0.93m)

Double glazed door, fitted coat hooks.





BEDROOM

13' 1" x 13' 1" (4.00m x 4.00m)

Double glazed window, radiator.

EN SUITE

5' 6" x 5' 6" (1.70m x 1.70m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with mixer shower fitment, fitted mirrored wall unit, wall light with shaver point, fitted glass shelving, recessed spotlights, extractor fan, tiling to walls.

BEDROOM

12' 0" x 9' 8" (3.68m x 2.97m)

Double glazed window, radiator, exposed floorboards.

BATHROOM

8' 9" x 4' 10" (2.68m x 1.49m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with mixer shower, fitted mirror with lighting, wall mounted electric toothbrush charging point, recessed spotlights, extractor fan, partial tiling to walls.

FIRST FLOOR

LANDING

6' 11" x 6' 1" (2.11m x 1.87m)

Double glazed Velux window, exposed floorboards.

BEDROOM

13' 2" max x 12' 1" max (4.03m x 3.70m)

Two double glazed Velux windows, double glazed fire escape window, radiator, fitted unit with hanging rails and drawers, exposed floorboards.

BEDROOM

12' 1" max x 9' 3" max (3.70m x 2.82m)

Double glazed Velux window, radiator, fitted library shelving, exposed floorboards.

UNDERCROFT STORAGE

24' 2" max x 13' 7" max (7.39m x 4.15m)

Timber door, lighting.

OUTSIDE

The front of the house offers ample driveway parking, a lawned garden, elevated paved patio, access to the undercroft and a water supply. There is an elevated lawned garden at the rear with a timber garden shed.

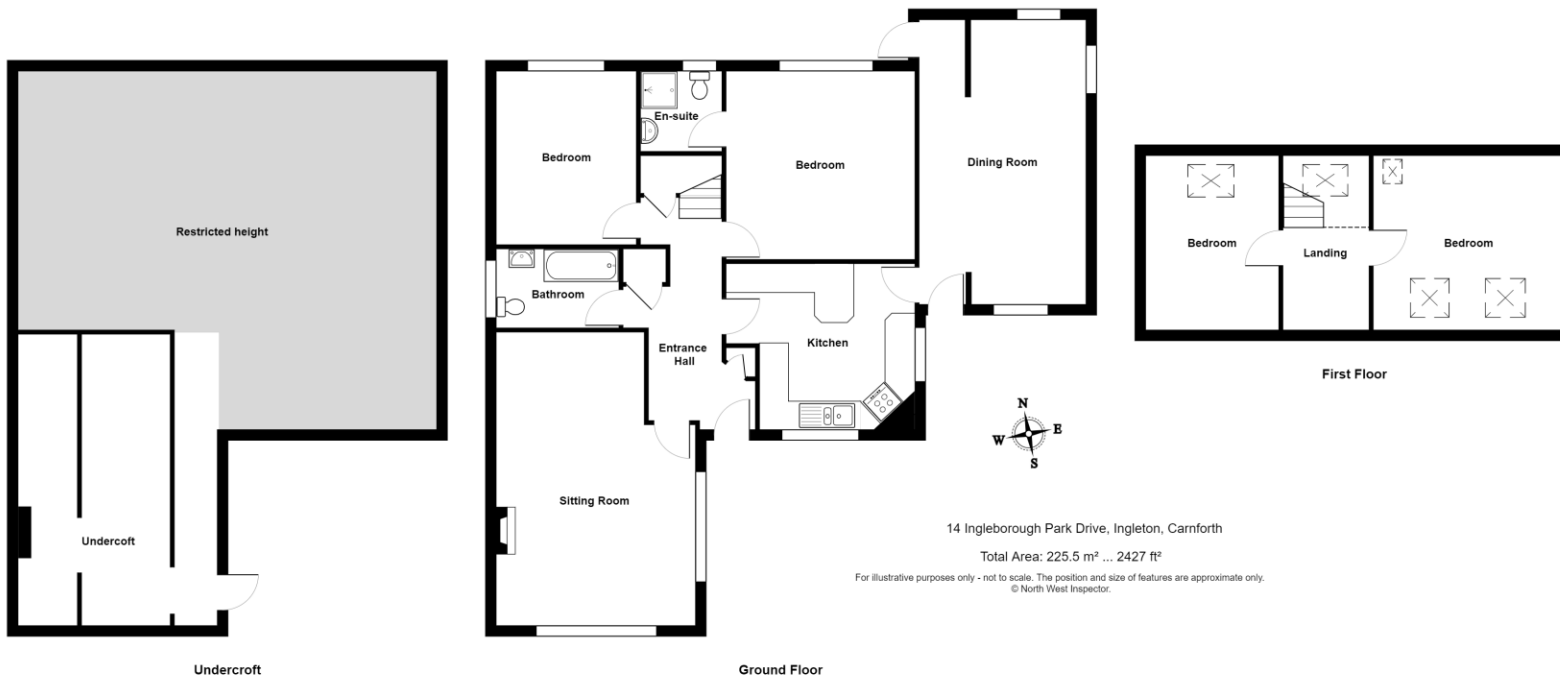
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kirkby Lonsdale take the A65 in the direction of Skipton and upon reaching Ingleton pass the left turn for Main Street and take the next left on to the B6255. Continue to turn right in to Clapham Old Road and take the first right turn on to Ingleborough Park Drive, bear right to find number 14 clearly marked on the right.

WHAT3WORDS:

positions.smart.lobster

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Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E.kendal@thwestestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
 Palace Buildings
 Grange-over-Sands
 T. 015395 33335
 E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
 29 Main Street
 Kirkby Lonsdale
 T. 015242 71999
 E.kirkby@thwestestateagents.co.uk

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