



FISHER HOPPER
ESTATE AGENTS

property@fisherhopper.com

015242 62044

31 Green Meadow Close, Ingleton



- Modern 3 Bed Family Home
- Immaculate Presentation
- No Chain
- Kitchen/Diner
- Ground Floor WC
- Living Room
- Bathroom & Master En-Suite
- Garden, Garage & Parking
- Close to Amenities
- QES & Settle College Catchment

Offers in Region: £239,950



31 Green Meadow Close, Ingleton

DESCRIPTION

Superb value modern 3 bed family home located on the popular Green Meadow Close in Ingleton - ideal for local amenities. Available with no chain, this immaculate end-terrace property is freshly decorated in neutral colours and ready to move into. Ingleton has a well-regarded Primary School and is in the catchment for excellent secondary education at Settle College and QES, Kirkby Lonsdale. Viewing is highly recommended.

In brief, the ground floor accommodation comprises: spacious hall with storage; modern fitted kitchen/diner, cloakroom and generous living room with French Doors to the rear garden. The upstairs accommodation consists of a landing; modern family bathroom, master en-suite bedroom, double bedroom 2 and single bedroom 3.

The block-paved drive is suitable for 3 cars and the semi-detached solid construction garage has light and power. To the front aspect, the property has a small low maintenance garden with drystone wall. The rear garden enjoys views of the adjacent field and has lawn and patio areas. There is pedestrian access to the garage from the back garden and a side gate to the drive.

31 Green Meadow Close is on mains water, drainage, electricity and has gas central heating - with UPVC double glazing throughout.

Ingleton is a popular village with a range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. The National Park provides plenty of opportunities for outdoor pursuits including: hiking; cycling and caving.

As well as the Dales, the Forest of Bowland Area of Outstanding Natural Beauty is close by and the Lake District can be reached in under an hour. Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car, as is Morecambe Bay. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton.

31 Green Meadow Close, Ingleton

GROUND FLOOR

HALL

Spacious hall with UPVC double glazed external door to the front aspect. Under stair storage cupboard. Vinyl flooring to entrance. Carpet to hall and stairs rising to first floor. Access to cloakroom, living room and kitchen/diner.

CLOAKROOM 3' 1" x 7' 0" (0.95m x 2.15m)

Ground floor cloakroom with UPVC double glazed window to the front aspect. WC and wash hand basin. Extractor. Vinyl flooring. Radiator.

KITCHEN/DINER 12' 6" x 9' 8" (3.83m x 2.97m)

Modern fitted kitchen/diner with UPVC double glazed window to the front aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral cooker and hob with extractor over. Space for fridge freezer. Plumbing for washing machine. Vinyl flooring. Radiator.

LIVING ROOM 11' 11" x 17' 5" (3.64m x 5.33m)

Generous living room with UPVC double glazed window and French Doors to the rear aspect. Carpet. 2 radiators.

FIRST FLOOR

LANDING

Landing providing access to all accommodation on this level. Airing cupboard. Loft access. Carpet.

MASTER BEDROOM 12' 5" x 9' 3" (3.81m x 2.83m)

Good-sized master bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator. Access to en-suite.

EN-SUITE 7' 11" x 3' 10" (2.42m x 1.18m)

Master en-suite with shower cubicle, WC and wash hand basin. Extractor. Vinyl flooring. Radiator.

BEDROOM TWO 8' 0" x 11' 5" (2.46m x 3.48m)

A good double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

31 Green Meadow Close, Ingleton

BATHROOM 8' 7" x 5' 10" (2.64m x 1.78m)

Modern family bathroom with UPVC double glazed window to the rear aspect. Suite comprising bath, WC and wash hand basin. Extractor. Vinyl flooring.

BEDROOM THREE 9' 8" x 7' 11" (2.95m x 2.43m)

A good single bedroom with 2 UPVC double glazed windows to the front aspect. Carpet. Radiator.

OUTSIDE

Blocked-paved drive with parking for 3 vehicles to the side aspect. Solid construction semi-detached garage with light and power; up and over garage door and pedestrian access to rear garden.

The property has a small low maintenance front garden with drystone wall and external tap. The back garden is in good order, with a neat lawn and patio seating area. With a drystone wall to the rear perimeter, the garden enjoys views of the adjacent field.

31 Green Meadow Close, Ingleton

GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Craven District Council
Council Tax	Council tax band D
Tenure	Freehold

AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

Fisher Hopper

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: Barclays Bank Chambers, 18 North End, Bedale, North Yorkshire DL8 1AB. Company Director: D. Spratt

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

Floor Plans

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

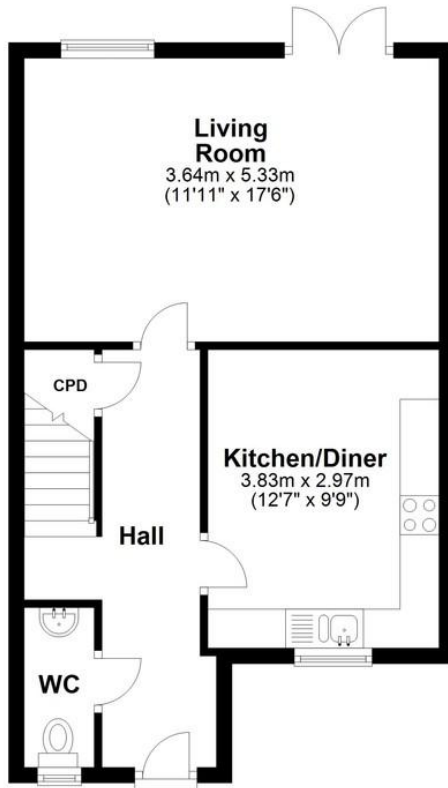
Property: 31 Green Meadow Close, Ingleton, North Yorkshire, LA6 3FE

Energy Efficiency Rating Current 76 Environmental Impact Rating Current 75

31 Green Meadow Close, Ingleton

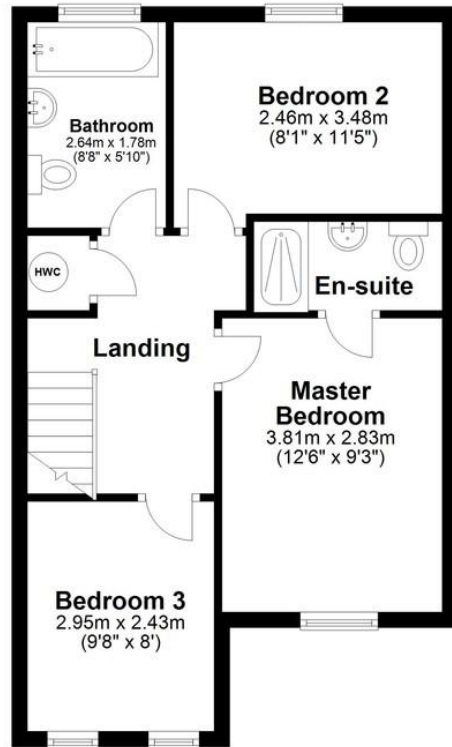
Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor

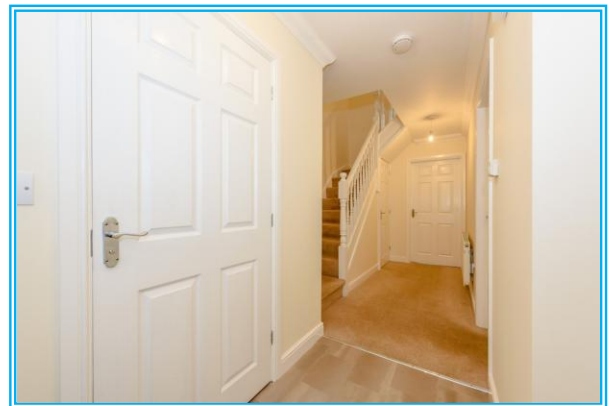
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 88.5 sq. metres (952.9 sq. feet)

31 Green Meadow Close, Ingleton

31 Green Meadow Close, Ingleton



31 Green Meadow Close, Ingleton

