

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

BAZADAISE 3 RUCASTLE CLOSE

Price: £449,950



Council Tax Band C

Tenure: Freehold

Energy Performance Certificate Band C

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

BAZADAISE, 3 RUCASTLE CLOSE, Ingleton, LA6 3FR

Richard Turner & Son are delighted to bring to the market this stone built detached home completed in 2022. The accommodation comprises: Entrance porch, spacious hall way, lounge, dining kitchen, utility and ground floor wc. To the first floor are three double bedrooms, ensuite and main bathroom. The landing is large enough to have a computer desk/study area.

Outside is a double garage with 1st floor accommodation over, electric remote control shutter doors and electric car charging point. To the rear of the house is a low maintenance garden with raised beds, oil tank and access down the side to the driveway. The driveway has ample parking and superb views over open countryside. The property is currently a holiday home and could easily be taken over as a going concern or equally would make a lovely family home, providing extra accommodation above the garage if required. Viewing is essential to appreciate the location and size of this property.

OFFERED CHAIN FREE

Accommodation Comprising:

Ground Floor:

Entrance Porch:

5'10 x 4'5 (1.78m x 1.35m) Composite double glazed door to the front and two double glazed windows to the sides. Oak effect laminate wood floor, inset ceiling spotlights and wall mounted coat hooks. Brushed chrome socket and light switch.

Entrance Hallway:

12'1 x 9'4 (3.68m x 2.84m) Oak effect laminate wood floor, smoke detector, brushed chrome sockets and light switches. Stairs to first floor.

Ground Floor WC:

Oak door, oak effect laminate wood floor and inset ceiling spotlights. Low flush WC, vanity sink unit and a double glazed frosted window to the rear.

Lounge:

20'9 x 12'6 (6.32m x 3.81m) Double Oak doors opening into the main reception room. Double glazed window to the front and one to the rear. Oak effect laminate wood floor, inset ceiling spotlights, central heating thermostat, brushed chrome sockets and switches. Television point and a wall mounted electric fire.

Living/Dining Kitchen:

20'8 x 12'2 (6.30m x 3.71m) Oak door leading into the spacious Kitchen, having a range of deep navy base units with contrasting work surfaces. Integrated dish washer, oven, hob with glass splash backs and extractor fan over. Space for 'American' style fridge/freezer, sink with polished chrome mixer tap. Double glazed window to the front and side. Double glazed patio doors leading onto the rear paved garden. Inset ceiling spotlights, smoke detector, 'Oak' effect laminate floor, brushed chrome sockets and switches. Oak door leading into the Utility Room.

Utility Room:

6'7 x 5'5 (2.01m x 1.65m) Oak effect wood laminate floor, plumbed for washing machine, space for a tumble dryer and work surfaces above. Double glazed window to the rear. Inset ceiling spotlights, under floor heating manifolds. Floor mounted 'Grant' oil fired boiler, brushed chrome light switch.

First Floor:

Landing:

11'9 x 9'4 (3.58m x 2.84m) Double glazed window to the front, radiator, inset ceiling spotlights and a smoke detector. Brushed chrome sockets and switches. Ample space for a computer desk.

Main Bathroom:

9'3 x 6'7 (2.82m x 2.01m) Oak door leading into four piece white suite comprising: low flush wc, free standing bath with mirror over and a walk in shower cubicle; Oak effect wood laminate floor, inset ceiling spotlights, radiator, display shelf, double glazed / frosted window to the rear and extractor fan.

Principal Bedroom:

19'8 x 12'5 (5.99m x 3.78m) Oak door, double glazed window to the front and rear. Full height ceiling with inset spotlights, radiator, telephone and television point. Brushed chrome sockets and switches. Oak door leading into:

En-Suite:

Three piece white suite comprising: walk in shower with double shaver head attachments. Vanity sink unit and low flush wc. Oak effect wood laminate floor and part tiled walls. Chrome heated towel rail, ceiling spotlights and extractor fan. Wall mounted mirror.

Bedroom 2:

12'4 x 10'0 (3.76m x 3.05m) Oak door leading into bed 2, radiator, inset ceiling spotlights, Brushed chrome sockets and switches. Double glazed window to the rear.

Bedroom 3:

Oak door leading into bed 3, radiator, inset ceiling spotlights, telephone point. Brushed chrome sockets and switches. Double glazed window to the front.

Outside:

Garage: (Currently used as a "games room").

19'9 x 19'5 (6.02m x 5.92m) Double glazed with two electric roller shutter doors, smoke detector, fuse, ceiling lights and double sockets. Enclosed staircase leading to the first floor.

First Floor Garage:

19'2 x 16'4 (5.84m x 4.98m) Two double glazed windows to the front and one to the side. Two radiators, smoke detector, directional spotlight and two further inset ceiling spotlights. Television and telephone point, ample double sockets and storage area into the eaves.

Front of the Property:

Ample off road parking, electric car charging point, outside lights and water tap. Two raised beds planted with a variety of shrubs.

Rear Garden:

Easy maintenance hard landscaped patio area with stone retaining wall and planting area. Two electric meter cupboards, oil tank and outside lights. Access down the side of the house to the front driveway.







Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession upon completion.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.


N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Floor Plan

Awaiting Plan

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 





Richard Turner & Son. Royal Oak Chambers, Main Street, BENTHAM, LA2 7HF. T: 015242 61444. E: property@rtturner.co.uk
Richard Turner & Son. Old Sawley Grange, Gisburn Road, Sawley, CLITHEROE, BB7 4LH. T: 01200 441351. E: sawley@rtturner.co.uk



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