

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

SPRINGS BANK, 14 MAIN STREET, INGLETON

PRICE: £445,000 Region



Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate Band: E

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

Springs Bank, 14 Main Street, Ingleton, North Yorkshire, LA6 3HF

An attractive limestone built 19th century detached family residence in need of a degree of internal upgrading ideally to create a fabulous family home; however the property has recently had a full re-wire, most of the external walls have been tanked and most of the internal walls have been insulated and newly plastered. The current accommodation over 3 floors provides a generous sized lounge, living kitchen and cloak room to the ground floor together with a useful basement cellar and integral garage; to the first floor there are 3 bedrooms, an old sewing room / box room and 3 piece bathroom with shower cubicle; to the second floor via a continued staircase there are 2 good sized attic rooms previously utilised as bedrooms. Gas central heating and UPVC double glazing installed. The property is situated in a convenient village fringe location commanding fabulous rural views over the River Greta Valley and enjoys an easy level walk to village centre shops and amenities.

VIEWING: Through Richard Turner & Son Bentham Office.

Accommodation Comprising:

Ground Floor:

Entrance Porch:

7'3 x 3'4 (2.21m x 1.02m) UPVC sealed unit double glazing outer walls and door, centre light.

Reception Hall:

15'7 x 3'10 (4.75m x 1.17m) Open feature Regency style staircase, feature columned archway, two ceiling lights, radiator.

Lounge:

24'7 x 11'11 (7.49m x 3.63m) Boasting 4 windows allowing fabulous rural views incorporating lovely aspect onto the famous old Ingleton Viaduct. Feature stone built fireplace with tiled hearth housing living flame gas fire (*not working*), twin shelved display recesses, 2 x centre lights, 4 x radiators, ceiling coving, TV point and smoke detector.

Open Plan Living Kitchen :

Kitchen Area: 9'3 x 8'7 (2.82m x 2.62m) Incorporating breakfast bar. Stainless steel drainer sink unit, electric oven, gas hob with overhead extractor canopy and work surfaces with tiled splash backs. Plumbed auto recess, strip light. Gas and electric meters. Double glazed window to the front. Wall mounted new electric consumer unit, radiator, smoke alarm.

Dining Area: 14'10 x 9'11 (4.52m x 3.02m) Built in panel doored cupboards, window recess, centre light.

Basement Cellar:

10'10 x 10'10 (3.30m x 3.30m) With fitted shelves and centre light and further storage area 5'0 x 3'1 approx. (1.52m x 0.94m).

Rear Vestibule:

4'5 x 3'0 (1.35m x 0.91m) Door to the side leading to the rear garden and personnel door leading to the garage. Ceiling light.

Adjoining Garage: 15'2 x 9'3 approx. (4.62m x 2.82m) With up and over door, window, plumbed for auto washer, "Belfast sink with cold water tap, storage loft, strip light.

Cloakroom:

4'5 x 2'5 (1.35m x 0.74m) Low flush WC, corner pedestal wash hand basin, part tiled walls, heated towel rail, centre light.

First Floor:

Landing:

original stair rods. Feature long full length stone mullioned ½ landing window allowing an abundance of natural light to the staircase and providing lovely garden and rural views, ceiling spotlights, wall light, radiator, smoke alarm.

Bedroom 1:

11'9 x 12'2 (3.58m x 3.71m) Dual aspect windows giving lovely long distance rural views, centre light, 2 x radiators.

Bedroom 2:

12'1 x 11'10 (3.68m x 3.61m) Dual aspect windows giving lovely views. Centre light, 2 x radiators.

Sewing Room / Box Room:

9'5 x 3'9 (2.87m x 1.14m) Double glazed window, centre light, radiator.

Bedroom 3:

13'1 x 10'5 (3.99m x 3.18m) Two double glazed windows, centre light, radiator.

Bathroom:

11'8 x 7'8 (3.56m x 2.34m) 3 piece bathroom suite (cast iron bath) in white plus shower cubicle with power shower, tiled splashbacks. Double glazed window, ceiling light, radiator, extractor fan.

Second Floor:

Attic Room 4:

14'7 x 10'2 (4.44m x 3.10m) Pedestal vanity wash hand basin, built in cupboards incorporating under eaves cupboard, velux roof window.

Attic Room 5:

16'9 x 11'10 (5.11m x 3.61m) Velux roof window, centre light. **Gas Boiler providing central heating and hot water.**

Outside:

Front / Easterly Elevation:

Wrought iron pedestrian access gate from pavement leading to tarmac path and lawned garden area with hedge and herbaceous borders (lovely open aspect to historic viaduct and distant limestone escarpment).

Northerly Side:

Crazy paved path, continued lawned garden area and concreted steps leading down to garden terrace. (Currently overgrown).

Rear Westerly Elevation:

Continued crazy paved path, lawned garden with rockery and herbaceous borders, private off road tarmaced **garage forecourt / parking area.**







Utilities:

Mains water, electricity, gas and drainage connected.

Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

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 PLANS

Springbank

Approximate Gross Internal Area = 171 sq m / 1841 sq ft

Cellar = 17.3 sq m / 186 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 201.5 sq m / 2169 sq ft
(Including Loft Space)

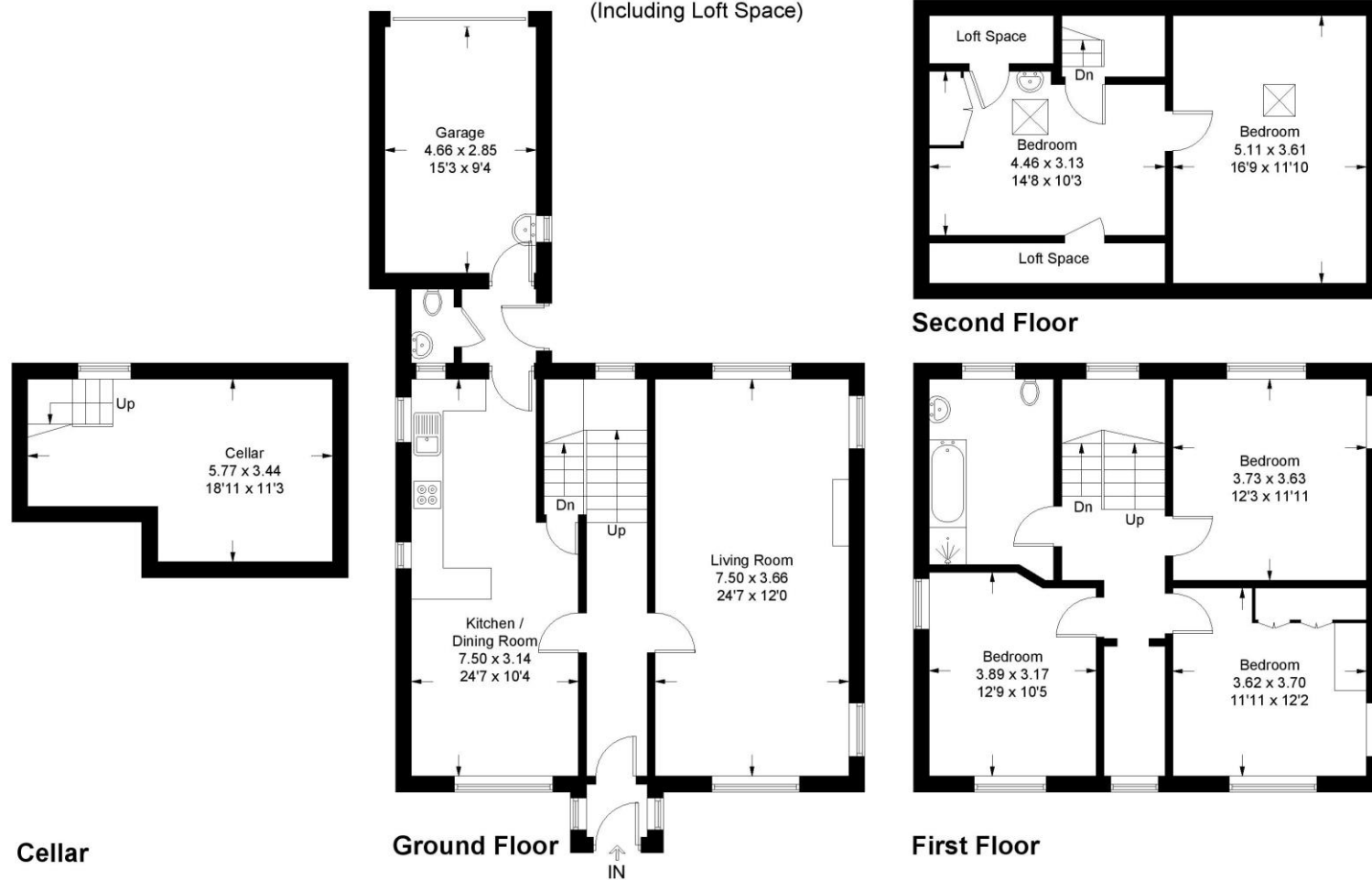



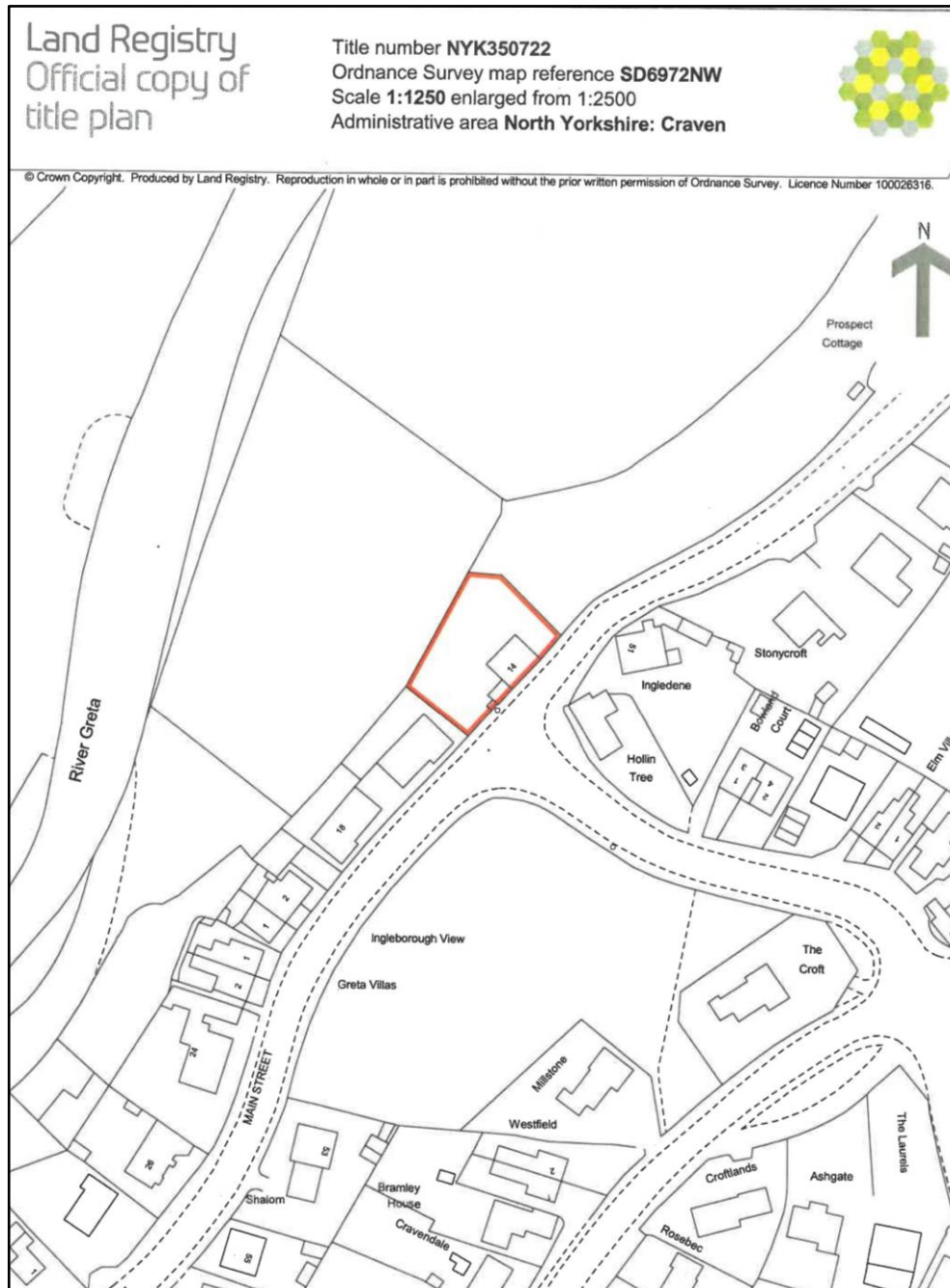
Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID982844)

ENERGY PERFORMANCE CERTIFICATE

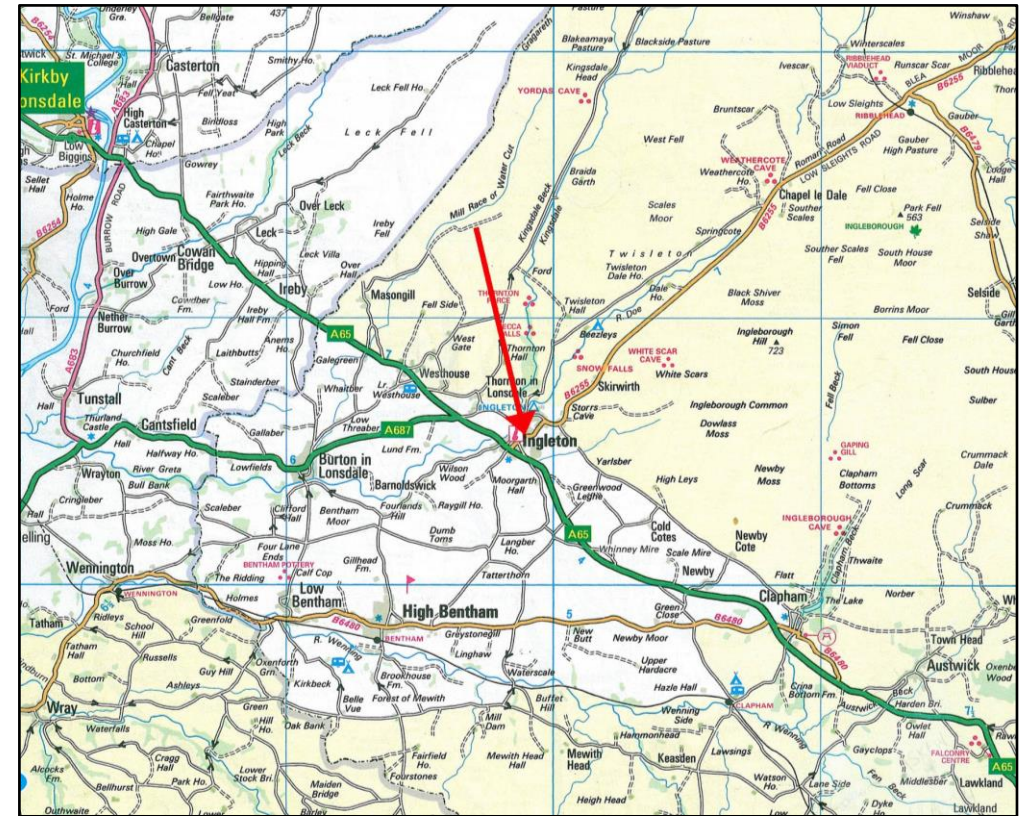
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



COPY TITLE / BOUNDARY PLAN



LOCATION PLAN







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



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.