

Spacious 3 Bed + Detached Residence with Extension Potential and Lovely Views



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

Price: £425,000 Region

Viewing: Through Richard Turner & Son Bentham Office.

An attractive limestone built 19th century detached family residence in need of a degree of internal upgrading ideally to create a fabulous family home; 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.

Council Tax Band 'E'

Energy Performance Certificate Band 'E'

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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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, centre light, radiator, telephone point.

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 housing living flame gas fire, (*not working*) twin shelved display recesses, 2 x centre light, 4 x radiator, cornice.

Open Plan Living Kitchen :

Kitchen Area: 9'3 x 8'7 (2.82m x 2.62m) Modern fitted kitchen incorporating 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, radiator.

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)

Cloakroom:

4'5 x 2'5 (1.35m x 0.74m) Corner pedestal wash hand basin, heated towel rail, centre light.

Outside door leading to garden, access door to **adjoining garage** 15'2 x 9'3 approx (4.62m x 2.82m) with up and over door, plumbed for auto washer, "Belfast sink with cold water tap, storage loft, striplight.

First Floor:

Landing:

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, centre light, radiator.

Bedroom 1:

12'2 x 12'0 (3.71m x 3.66m) Dual aspect windows giving lovely long distance rural views, centre light, 2 x radiators, built in cupboard.

Bedroom 2:

12'1 x 11'11 max (3.68m x 3.63m) Built in wardrobes and cupboard units and dressing table, 2 x radiators, centre light, dual aspect windows giving lovely views, fitted vanity mirror.

Sewing Room / Box Room:

9'0 x 3'8 (2.74m x 1.12m) Centre light.

Bedroom 3:

12'9 x 10'5max (3.89m x 3.18m) Radiator, centre light, former built in cupboard / furniture recess.

Bathroom:

11'6 x 7'6 min (3.51m x 2.29m) 3 piece bath suite in white plus shower cubicle with power shower, vanity cupboard, radiator, tiled splashbacks, electric heated towel rail.

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).

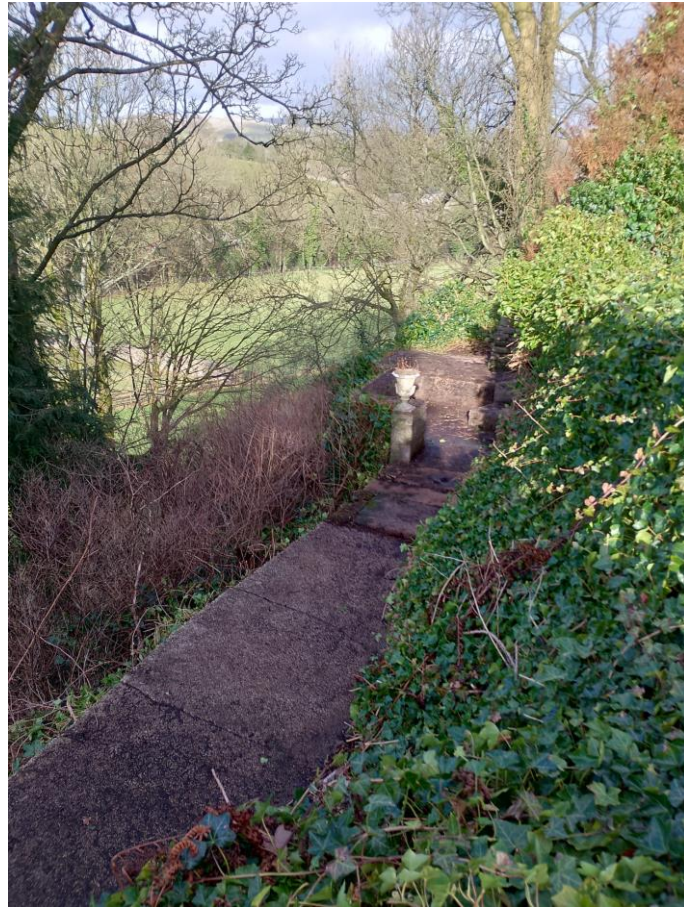
Northerly Side:

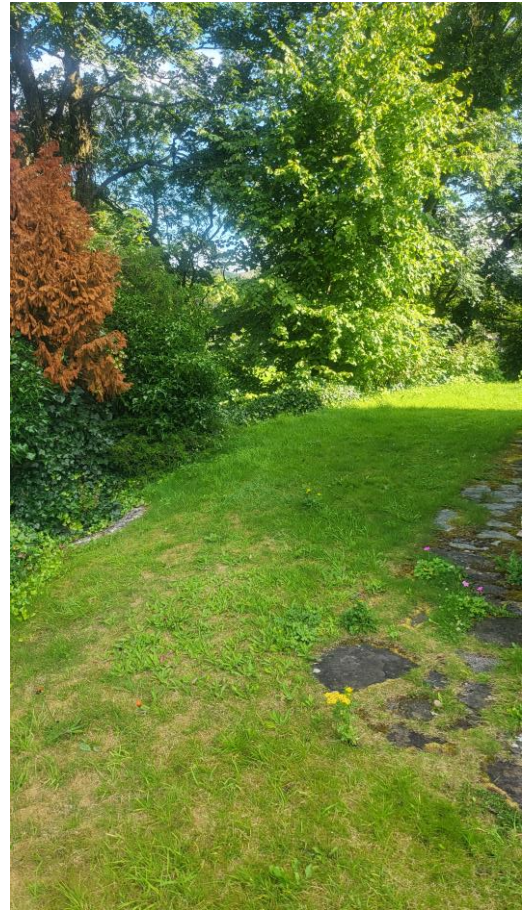
Crazy paved path, continued lawned garden area and concreted steps leading down to garden terrace. (Currently overgrown).

Rear Westerly Elevation:

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







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

Tenure: Freehold with vacant possession upon completion.

Solicitors: Setfords Solicitors, 74 North Street, Guildford, Surrey, GU1 4AW. Tel: 0330 058 4012.

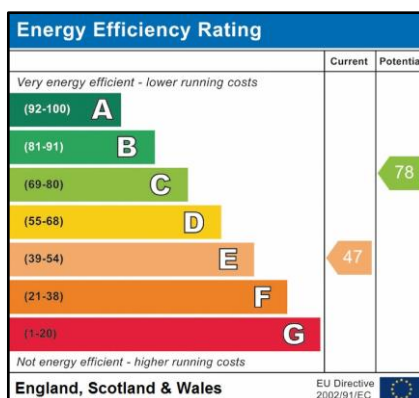
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all

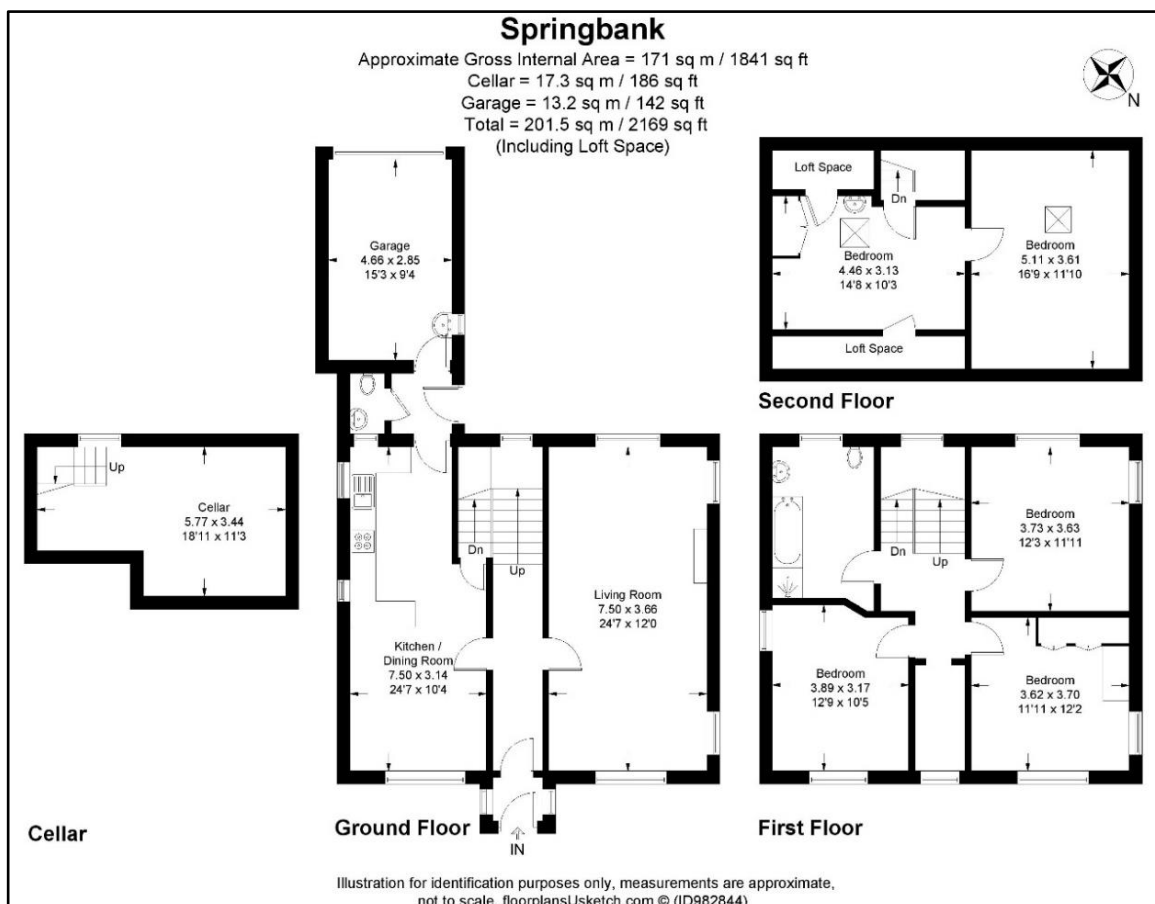
persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.

Energy Performance Certificate



Floor Plans



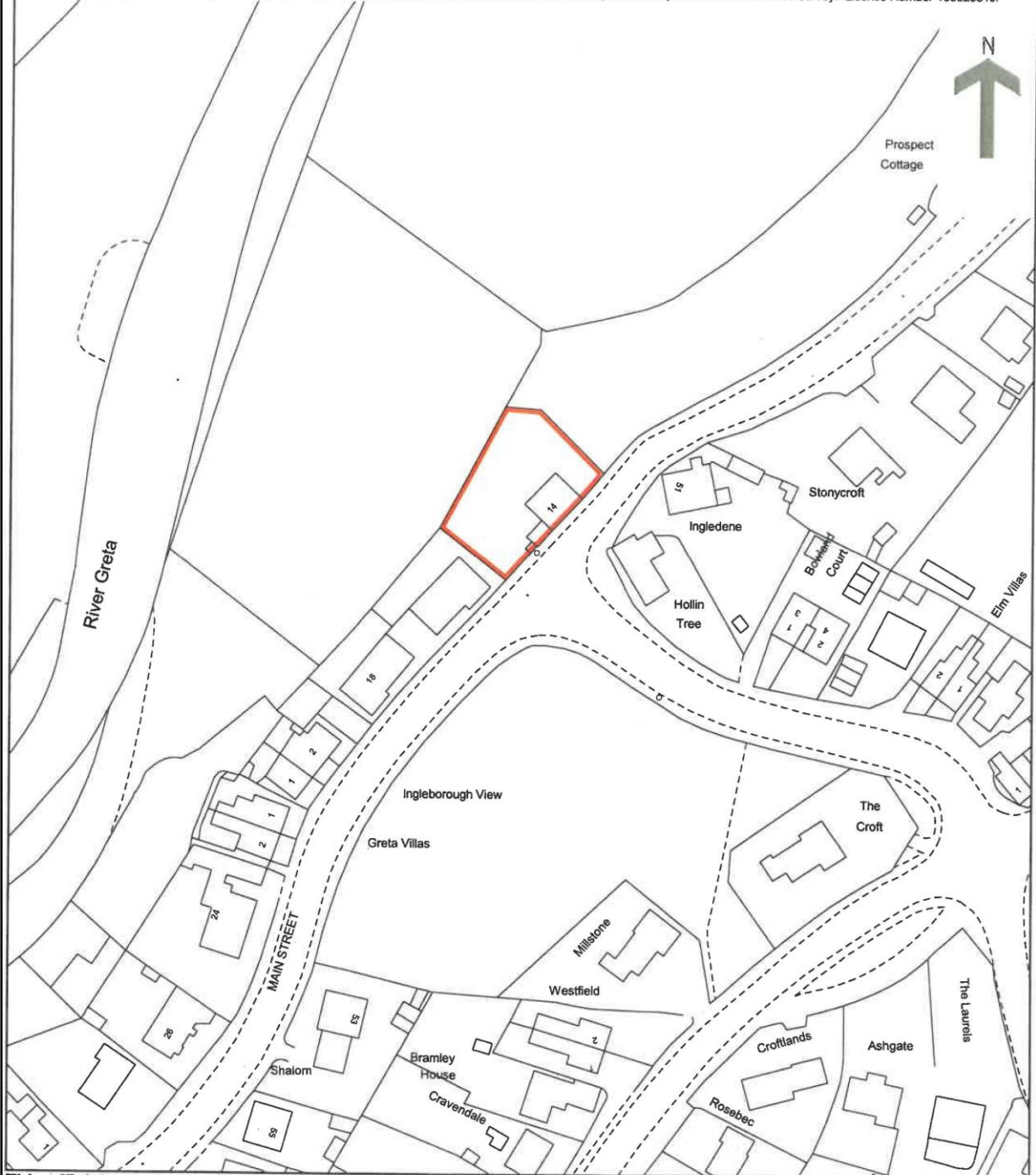
Title/Boundary Plan

Land Registry
Official copy of
title plan

Title number **NYK350722**
Ordnance Survey map reference **SD6972NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **North Yorkshire: Craven**



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This title is dealt with by Land Registry, York Office.

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Notes

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