



4 Beech Tree Cottages New Road, Ingleton
£230,000



4 Beech Tree Cottages New Road

Ingleton

This delightful mid-terraced 2-bedroom cottage, located on the outskirts of Ingleton, offers a charming blend of modern comfort and traditional character. The heart of the home is the open plan kitchen living area, complete with a wood burner and a fitted kitchen boasting a breakfast bar and dining space. Upstairs, two double bedrooms await, along with a three-piece suite bathroom. Convenience is key with a cloakroom/utility room on the ground floor.

Outside, a paved patio garden provides a peaceful retreat, while access to communal gardens offers additional green space. Allocated parking to the front ensures ease of arrival. With easy access to local amenities in the village of Ingleton, as well as road links to the Yorkshire Dales and Lake District National Parks, this property presents itself as an ideal choice for first-time buyers or as an investment opportunity. Notably, this property is offered with no upper chain, providing a seamless transition for prospective owners.

The outside space of this property adds to its allure, featuring a raised paved patio seating area at the rear. This outdoor space offers ample room for garden furniture and potted plants, creating a perfect spot for relaxation or al fresco dining. With views overlooking communal gardens and distant fields, the setting is truly picturesque. The combination of indoor comfort and outdoor charm makes this cottage a standout choice for those seeking a home that balances modern amenities with peaceful surroundings.

- Delightful mid-terraced cottage located on the outskirts of Ingleton
- Stunning open plan kitchen living area with a wood burner and fitted kitchen with breakfast bar
- Two double bedrooms on the first floor
- A three piece suite bathroom on the first floor and a cloakroom/utility room on the ground floor
- Paved patio garden to the rear and access to communal gardens
- Allocated parking to the front
- Easy access to local amenities in the village of Ingleton
- Road links to both the Yorkshire Dales and the Lake District National Parks
- Could be a great first time buyers home or an investment property
- Offered with no upper chain

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains electric, oil central heating, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: LEASEHOLD

DIRECTIONS

From Cowan Bridge follow the A65 to Ingleton, before entering Ingleton Beech Tree Cottages can be found on the left.

WHAT3WORDS: ///electrode.sobered.fishnet





GROUND FLOOR

OPEN PLAN LIVING AREA

22' 8" x 21' 4" (6.91m x 6.50m)

W.C./UTILITY ROOM

9' 0" x 3' 11" (2.74m x 1.19m)

FIRST FLOOR

LANDING

9' 1" x 6' 7" (2.76m x 2.01m)

BEDROOM

16' 7" x 8' 8" (5.05m x 2.65m)

BEDROOM

13' 7" x 10' 4" (4.13m x 3.16m)

BATHROOM

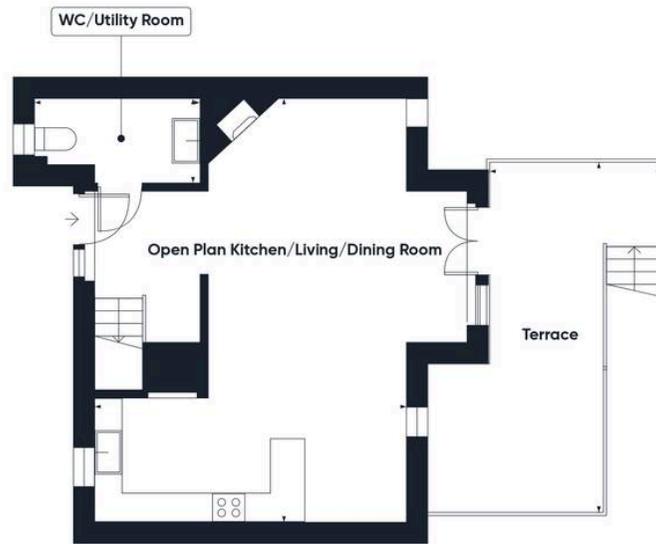
6' 6" x 5' 7" (1.97m x 1.71m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

743 ft²
69 m²

Balconies and terraces

158 ft²
14.7 m²

Reduced headroom

24 ft²
2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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