

1 Post Office Row, Ingleton

£325,000

Your Local Estate Agents ThomsonHaytonWinkley



1 Post Office Row

Ingleton, Carnforth

Full of character and thoughtfully updated, this attractive end terraced cottage enjoys a convenient position just on the outskirts of Ingleton. Originally formed from two cottages, the property now offers spacious accommodation with a lovely blend of traditional charm and contemporary finishes. With three double bedrooms, beautifully presented bathrooms and a generous rear garden, it offers a welcoming home with plenty to appreciate.

The spacious fitted kitchen provides a lovely setting for everyday cooking and dining, with a dedicated dining area and a useful pantry cupboard offering additional storage. A charming fireplace forms an attractive feature between the kitchen and living room, adding character to both spaces. The separate living room is generously proportioned, providing a comfortable place to relax.

Upstairs, there are three double bedrooms, including one with a modern en suite shower room. The remaining bedrooms are served by a particularly appealing family bathroom, finished in a contemporary style with both a walk-in shower and a separate bath. The property has benefited from a number of improvements, including updates to the kitchen and bathroom, solar panels and refreshed interiors.

Outside, the good-sized rear garden provides a lovely space to sit out and enjoy the warmer months, complemented by a detached garage, additional outdoor storage and an allocated parking space. Situated in Thornton-in-Lonsdale, close to Ingleton, the property is well placed for enjoying the village's independent shops, cafés and pubs, as well as nearby attractions. The A65 also provides convenient road links towards Kendal and Skipton.

- Attractive and well presented end terraced cottage
- Spacious fitted kitchen with dining area and useful pantry cupboard
- Spacious living room
- Feature fireplace shared between the kitchen and living room
- Three double bedrooms, including one with a modern en suite shower room
- Stylish family bathroom with a walk in shower and separate bath
- Generous sized rear garden, detached garage and additional outdoor storage
- Allocated parking space
- Solar panels and a range of recent improvements
- Village location with easy access to the Yorkshire Dales, local amenities and A65 connections

WHAT3WORDS:///trunk.leafing.landlady
Council Tax band: D

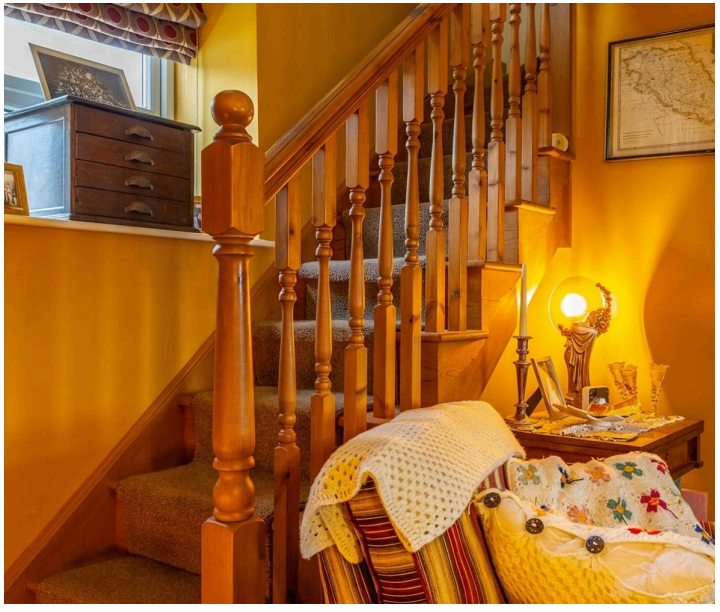
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:









KITCHEN / DINER
19′ 4″ x 12′ 6″ (5.90m x 3.82m)

LIVING ROOM
19′ 6″ x 12′ 7″ (5.95m x 3.84m)

LANDING
12′ 0″ x 2′ 11″ (3.65m x 0.90m)

BEDROOM
12′ 10″ x 10′ 10″ (3.92m x 3.29m)

BEDROOM
12′ 8″ x 7′ 7″ (3.86m x 2.30m)

EN SUITE
6′ 0″ x 4′ 7″ (1.83m x 1.40m)

BEDROOM
10′ 1″ x 8′ 9″ (3.08m x 2.67m)

BATHROOM
12′ 5″ x 4′ 8″ (3.78m x 1.41m)

DETATCHED GARAGE

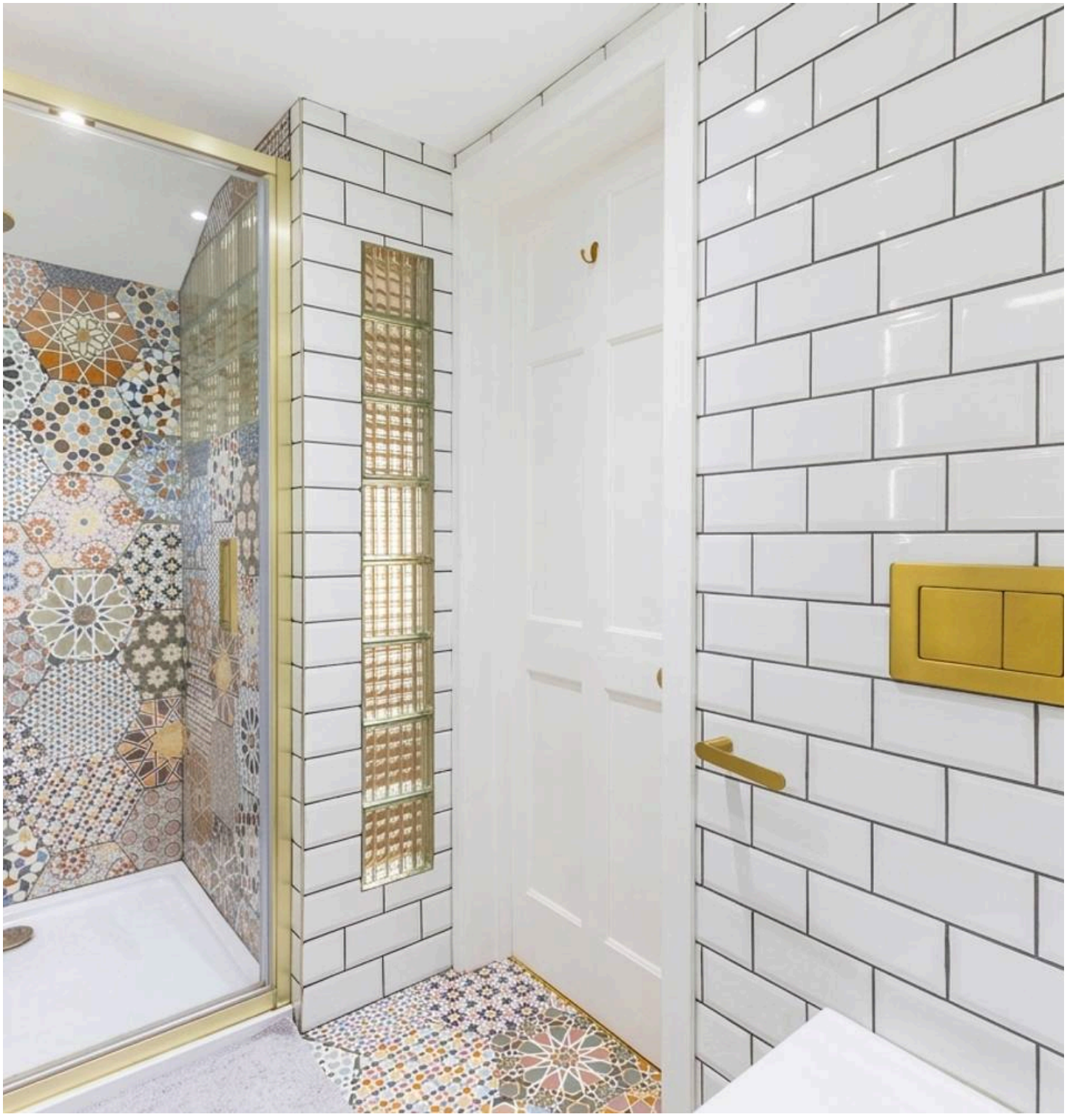
SERVICES
Mains electric, non mains gas, mains water, non mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

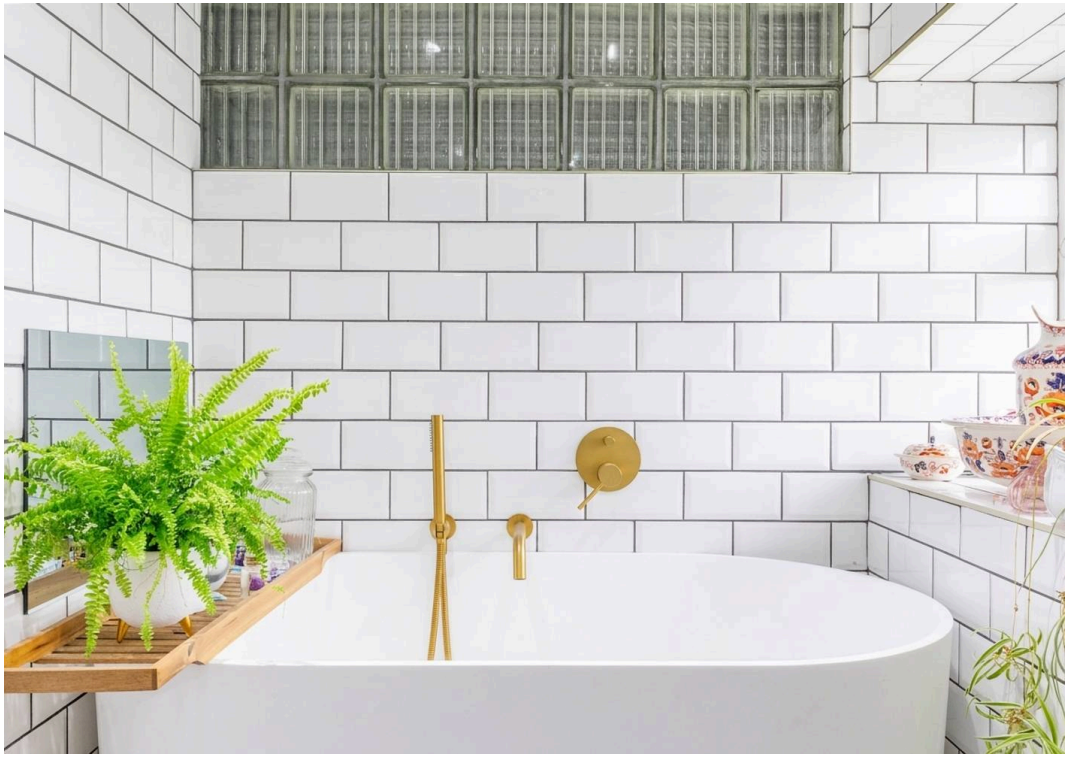
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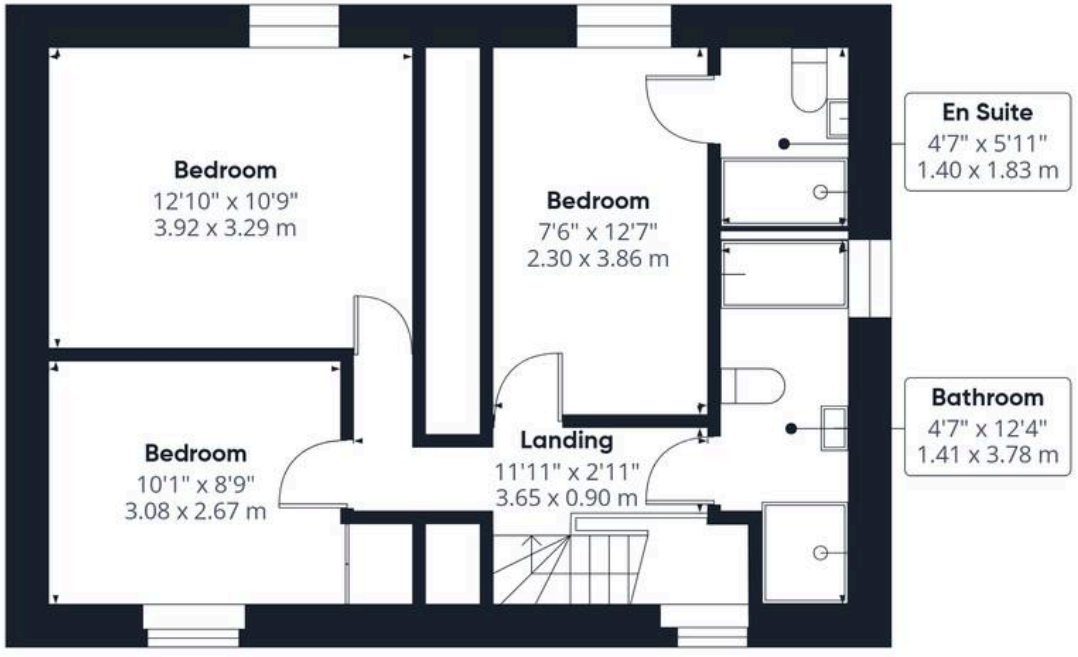








Ground Floor





Floor 1

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Approximate total area(1)

959 ft²

89 m²

Reduced headroom

13 ft²

1.2 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



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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