



Arkholme

£140,000

6 The Herb Gardens
Arkholme
Carnforth
LA6 1RA

A purpose built ground floor apartment offering two bedroom accommodation with living/dining/kitchen and having parking and a garden. Situated in the popular Lune Valley village of Arkholme.

The apartment enjoys double glazing and gas central heating. Arkholme has a well regarded primary school, village hall and pub with easy access to Kirkby Lonsdale, Carnforth and the M6.

Property Ref: KL3257

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Living Room



Bedroom One



Bedroom Two

Location From Kirkby Lonsdale take the B6254 signposted Carnforth and pass through the villages of Whittington and Newton. On entering Arkholme continue through the village turning left at the crossroads, then turn right under the archway of The Herb Gardens

Description An economical to run two bedroom ground floor apartment with gas central heating, double glazing, garden and allocated parking. Close to the amenities in the popular village of Arkholme with a primary school, pub and village hall.

Accommodation approx. measurements)

Entrance Hall With central ceiling light point, double radiator and telephone point.

Kitchen/Living Room 20' 2" x 11' 8" (6.15m x 3.56m) With open plan living the modern kitchen is fitted with a range of shaker style wall and base units complementary work top over and tiled splash backs. With a range of integrated appliances including electric oven and four ring gas hob over, extractor hood, integrated fridge freezer. Stainless steel sink with drainer and mixer tap. The living room has double glazed door leading to outside and double glazed window to the rear aspect, two double radiators, T.V point and central ceiling spot light.



Kitchen

Bathroom with white three piece bathroom suite comprising of low level W.C, pedestal hand wash basin and curved panelled bath with shower over. With part tiled walls, ceiling spots, tiled floor, heated towel rail and extractor fan.

Bedroom Two 11' 7" x 9' 1" (3.53m x 2.77m) With double glazed window to the side aspect, central ceiling light point, T.V point and double radiator.

Bedroom One 11' 7" x 10' 8" (3.53m x 3.25m) A good sized double bedroom with double glazed window to the side aspect, central ceiling light point, T.V point and double radiator.

Outside With parking space to the side and fenced patio area to the rear of the property.

Services Mains gas, mains electric and mains water. Private drainage. Service charge of £50 for Klargesper system, roads, lights & drains.

Tenure Freehold-joint with above flat.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

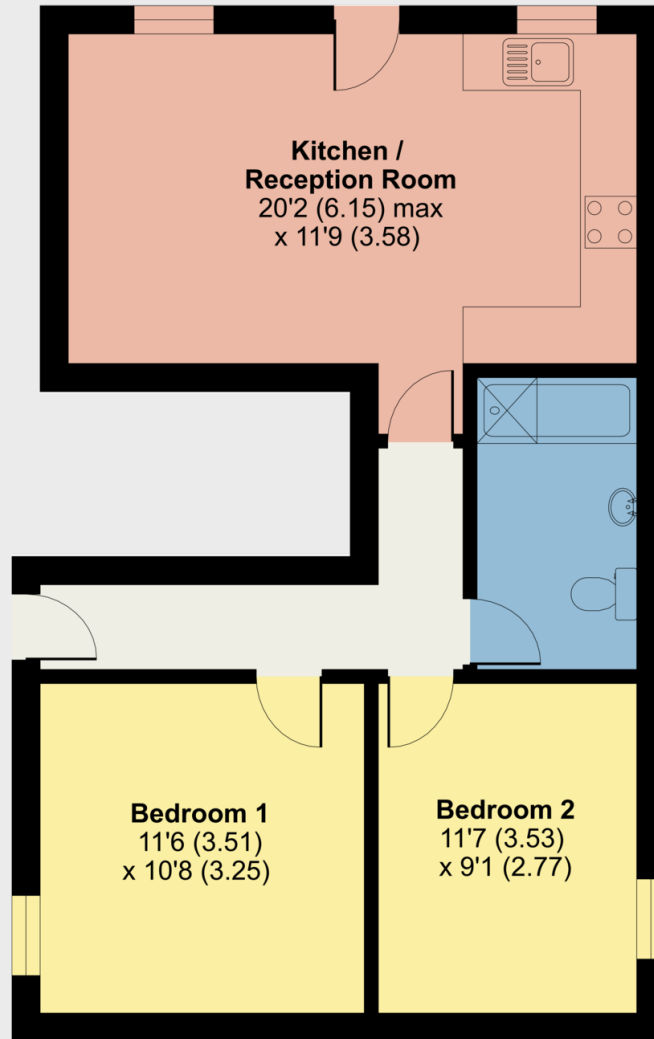


Garden

The Herb Gardens, Carnforth, LA6

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 730157

A thought from the owners...

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