



## Kirkby Lonsdale

**£90,000**

2 Raygarth Gardens  
Raygarth Road  
Kirkby Lonsdale  
Carnforth  
Cumbria  
LA6 2DP

A lovely mid mews style property that would make an ideal home for a first time buyer; benefits include parking, open plan living dining area with a downstairs WC, a fitted kitchen overlooking the rear garden and fields beyond. To the first floor there are two good size bedrooms and a modern bathroom fitted with a white suite.

The property is ideally positioned to take advantage of the local amenities and shops in Kirkby Lonsdale, and is being sold at 60% of the market value.

Property Ref: KL3300







Living Room / Dining Room



Kitchen

**Location** From the Market Square proceed up New Road and down Mitchelgate bearing left at the bottom and proceed up Fairgarth. Pass the two entrances to Fairgarth Drive and pass the Old School, turn right onto Raygarth with Raygarth Gardens on the left.

**Accommodation (with approximate dimensions)**

**Living/Dining Room** 23' 8" x 13' 0" (7.21m x 3.96m) Entrance to an open plan Living, Kitchen and Dining room with ceiling down light, a wooden double glazed window to the front aspect and a wooden double glazed door leading out to the rear Garden / Patio. A useful storage cupboard, TV point and two double radiators.

**Cloakroom** Two piece suite comprising; low level W.C and pedestal hand wash basin with tiled splash back. Ceiling light point extractor and double radiator.

**Kitchen** Fitted with wall and base units, stainless steel sink unit with single drainer. Integral oven with induction four ring hob with extractor hood over, neutral tiled wall splash back. Space and plumbing for fridge / freezer, washing machine and dishwasher. Double glazed window to the rear aspect, ceiling down-lights and a wall mounted boiler.

**First Floor Landing** Ceiling down light, with access to loft.

**Bedroom One** 13' 0" x 9' 7" (3.96m x 2.92m) With a wooden double glazed window providing an outlook towards Barbondale, TV point, telephone point and double radiator.

**Bedroom Two** 13' 0" x 7' 5" (3.96m x 2.26m) With an inbuilt storage cupboard, wooden double glazed window and double radiator

**Bathroom** Fitted with a three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Part tiled walls to complement, extractor fan and radiator

**Outside** The property benefits from a small lawn garden to the front a patio garden to the rear holding a garden shed. There is also an allocated parking space.



Bedroom One

**Services** Mains gas, mains electric, mains water and mains drainage.

**Council Tax** Band A - South Lakeland District Council .

**Tenure** Leasehold. Held on the balance of a 999 year lease from 2005 now with Blair Estates. This is a shared ownership scheme and local occupancy restrictions do apply. Application's will need to be submitted to South Lakeland District Council. Rent payable on the remaining 40% which is approx. £162.75 per month.

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

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

**N.B** The purchase price is for ownership of 60% ownership of the property, there is a monthly payment on the 40% (this 40% can not be purchased). The property holds a S106 so please be aware of this when applying for a mortgage. We can offer contact details for a mortgage broker. The property can not be used as a holiday home or be bought as a 2nd home.



Bedroom Two

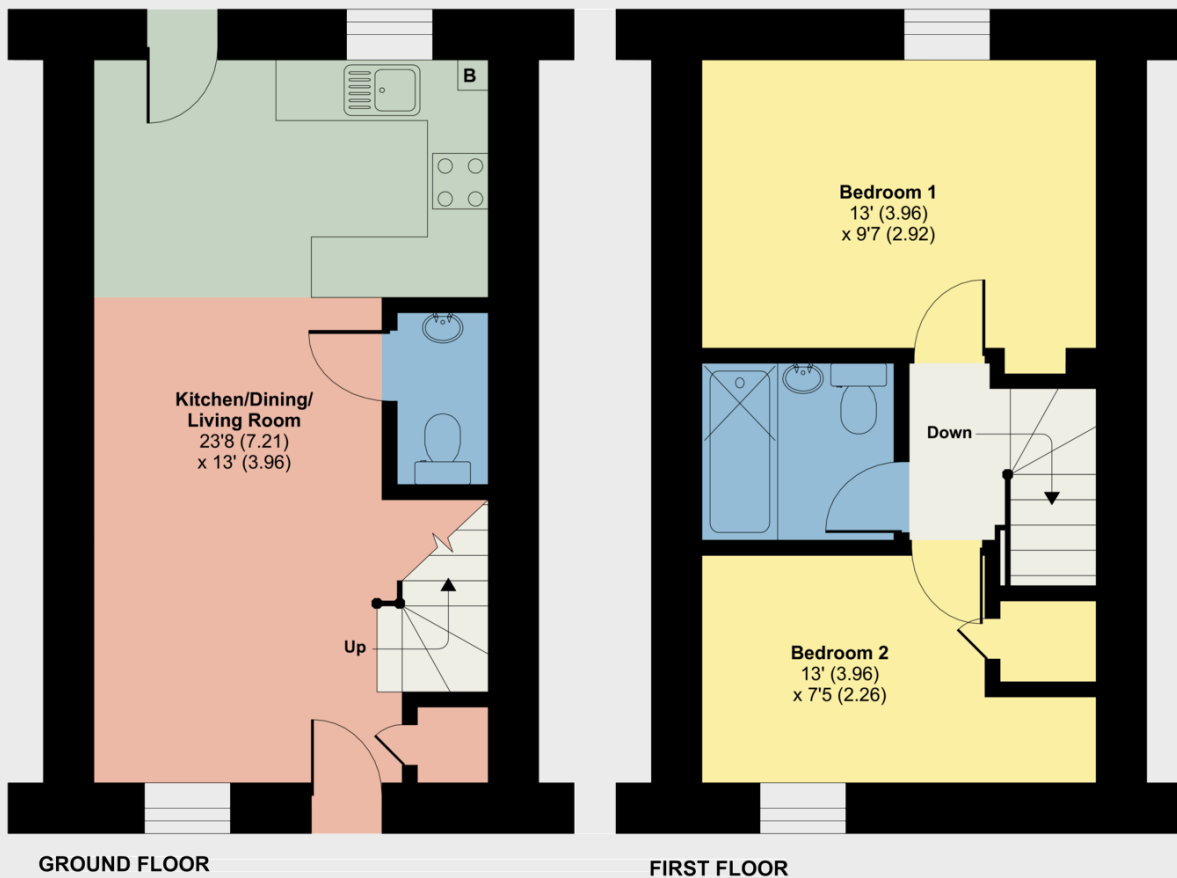


Bathroom

# Raygarth Road, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 802301

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