

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kirkby Lonsdale

£138,842

19 Oakfield Park, Kirkby Lonsdale, Carnforth, LA6 2FQ

A light airy first floor purpose built flat with a flowing open plan living/dining/kitchen and offering two generous bedroom accommodation. The property is within the popular new development Oakfield park being close to Queen Elizabeth School and within a short walk to the town centre. The property is economical to run and is available to those that meet with the local authority criteria. The property offered at 56.67% of open market value.

Quick Overview

First Floor Flat
Open Plan Living/Dining/Kitchen
Two Bedrooms and Bathroom
Close to all Local Amenities
A short walk into the centre of Kirkby
Lonsdale
Local Occupancy Restrictions Apply
Immaculately presented



2



1



1



B



B4RN
Broadband



Off Road
Parking

Property Reference: KL3353



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room

Property Overview

This spacious first floor flat enjoys close and convenient access to the town centre. The rooms are all generously proportioned, light and bright with high ceilings, deep skirtings, and a sunny airy feel. Enter into the entrance hall with plenty of space for coats and shoes then ascend to the light landing with access to each room. Ahead the splendid open plan kitchen/living/dining room awaits with plenty of room for entertaining family and friends

The kitchen is fitted with wall and base units with space to add integrated appliances as desired.

The primary bedroom provides plenty of room for double bed and further room for furniture. Next door a further bedroom, another good size. Currently used as a dressing room and having a built in useful deep shelving cupboard for linen. Across the hallway you will find the family bathroom with panelled bath, pedestal wash basin and low-level W.C

Location

From the Market Square proceed up New Road, bearing left at the top. Follow the road, passing Queen Elizabeth School on your left and the entrance to Oakfield park is on the right, follow this road and number 19 is on the left.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and Only 20 Miles to the ever so popular Lakes District National Park.

What3words: [///collide.fluctuate.interests](#)

Accommodation (with approximate dimensions)

Kitchen 8' 0" x 6' 7" (2.44m x 2.01m)

Living/Dining Room 18' 5" x 11' 5" (5.61m x 3.48m)

Bedroom One 15' 6" x 8' 8" (4.72m x 2.64m)

Bedroom Two 12' 3" x 8' 7" (3.73m x 2.62m)

Property Information

Servcies: Mains electric, mains gas, mains water and mains drainage.

Council Tax: Band B - South Lakeland district council.

Tenure: Leasehold. To be sold at 56.67% of the market value local occupancy restrictions apply applicants must demonstrate a need to purchase an affordable home. Application's will need to be submitted to South Lakeland District Council. The property must be main residence, can not be rented out or used as a holiday let. Applicants must demonstrate a Local Connection to one of the parishes as defined in the section 106; Parishes of Kirkby Lonsdale, Mansergh, Casterton, Barbon, Middleton, Dent, Garsdale, Sedbergh, Killington, Firbank, Lupton, Hutton Roof, Old Hutton and Holmescales

Please speak to the office for further details.

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.



Bedroom One



Bedroom One



Bedroom Two



Bathroom

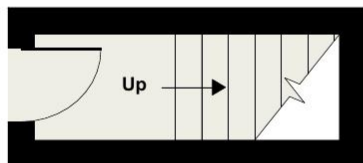
Oakfield Park, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 894975

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/09/2022.

Request a Viewing Online or Call 015242 72111