

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kirkby Lonsdale

£265,000

8 Milestone House, Main Street, Kirkby Lonsdale, Carnforth, LA6 2FE

It is very rare that we can offer for sale a ground floor apartment that has the additional benefits of a garden and parking and yet being so very well located for easy, level walking distance of town. The well planned accommodation has the benefit of a spacious living room, conservatory, kitchen, bathroom and two good bedrooms.

Quick Overview

A Two Bedroom Ground Floor Flat
One Reception Room, One Bathroom
Located in the Heart of Kirkby Lonsdale
Close To All Shops and Amenities
Generous Private Garden
Allocated Parking Space
In Need of Modernisation
Suitable as a permanent home, 2nd home or
holiday let
No Chain
Standard Broadband speed 80mpbs
available*



2



1



1



C



Broadband
Available



Off Road
Parking

Property Reference: KL3367



Kitchen



Living Room



Living Room



Conservatory

Property Overview

Newly built in 1998, a ground floor apartment within a small and attractive development of cottages on the site of the former Kirkby Lonsdale tennis courts, this apartment is situated within an easy walk into town and so offers the utmost in convenience for shops and local facilities.

When first approaching the property, you are led up a stone path to the UPVC double glazed front door. Once in the property you will not fail to notice the deep window sills with sash windows and character throughout. The entrance porch has ample space for the removal of shoes and storing coats.

On your left the kitchen with a front aspect overlooking the garden. Complete with attractive wall and base units with complementary work surface and an insert bowl and half sink and drainer. Integrated BOSCH appliances include; oven, electric four ring hob with extractor above, fridge and freezer. Across the hallway is the charming sitting room, complete with an attractive gas fire with flagged hearth and a deep understairs cupboard. Again, with windows to the front aspect providing lots of natural light into the room.

There are two attractive double bedrooms, both tastefully decorated having a range of fitted wardrobes, drawers and shelving plus overhead cupboards. Bedroom one has sliding double glazed patio doors giving access to the conservatory, perfect to sit and relax with a morning coffee and enjoy the views over the fells. Plus having double glazed French doors that lead to the garden.

The three-piece bathroom can be found at the end of the hallway. With part tiled walls the bathroom comprises: WC, vanity sink unit and bath with Mira shower over. Cupboard housing a Logic ideal gas central heating boiler

Outside Having a walled private garden with well stocked raised beds, mature trees and shrubs. Paved paths lead round the side to the rear. Timber lean to tool store.

Parking: Allocated parking space at the rear with use of a visitors space.

Location

From the Hackney & Leigh office proceed down Main Street towards the A65 and the property can be found 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 of the UK, as well as towns such as Kendal, being the gateway to the most visited national park in the UK, The Lake District.

Accommodation with approximate dimensions:

Kitchen 13' 0" x 6' 3" (3.96m x 1.91m)

Living Room 16' 8" x 9' 8" (5.08m x 2.95m)

Bedroom Two 14' 1" x 10' 0" (4.29m x 3.05m)

Bedroom One 13' 1" x 11' 4" (3.99m x 3.45m)

Conservatory 11' 1" x 6' 10" (3.38m x 2.08m)

Property Information:

Services: Mains gas, water, drainage and electricity.

Tenure: Leasehold. Subject to the remainder of a 999 year lease from 1999. No service charge applies. Maintenance costs are shared between properties. The management company is the owners.

Council Tax: Band D - South Lakeland District Council

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.

What3Words: ///freezers.grinning.timer

Notes: *Checked on <https://checker.ofcom.org.uk> 15th October 2022 - not verified.



Bedroom Two



Bedroom One



Bathroom

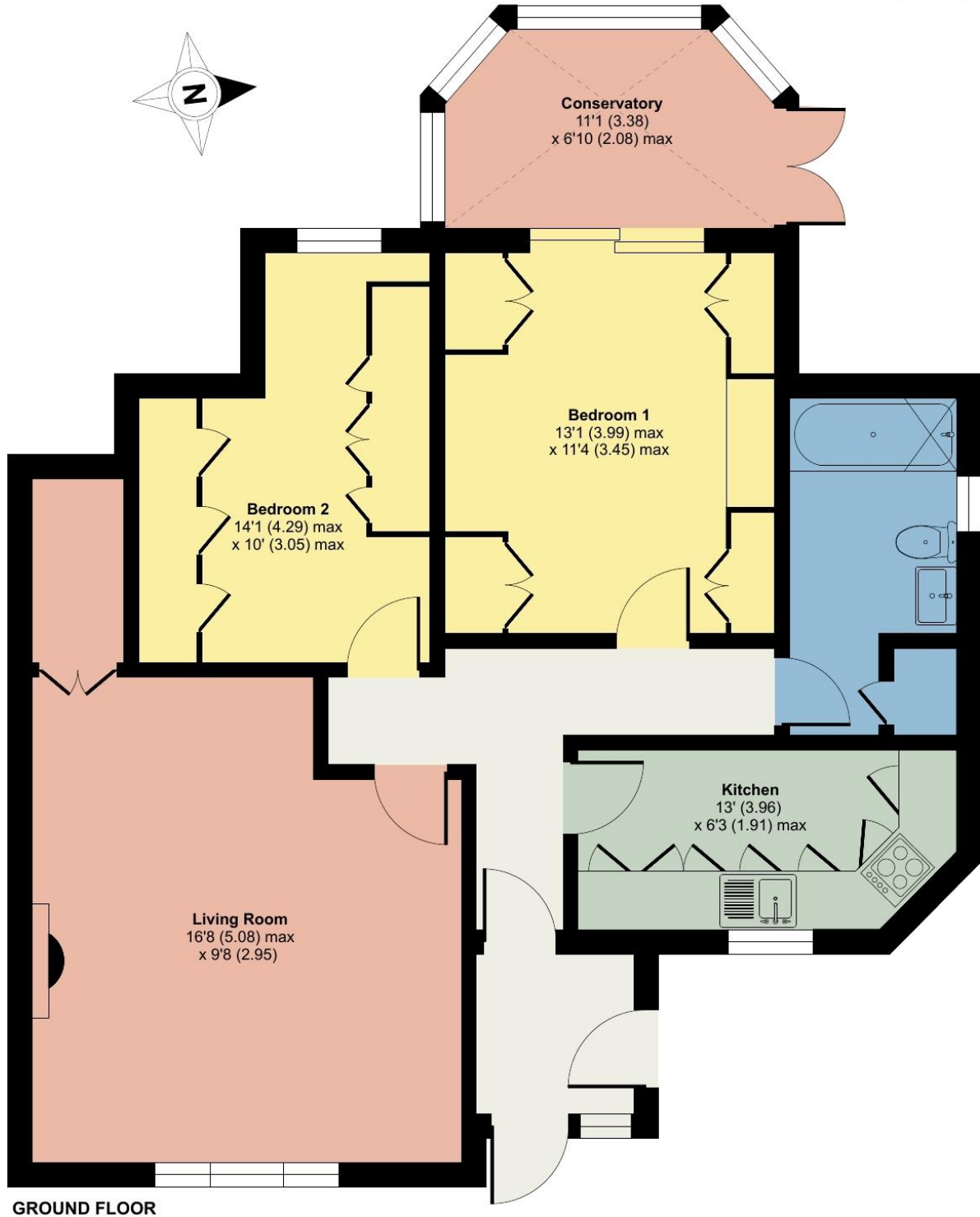


Garden

Main Street, Kirkby Lonsdale, LA6

Approximate Area = 890 sq ft / 83 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). © nchecon 2022. Produced for Hackney & Leigh. REF: 912519

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