

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Kirkby Lonsdale

£230,000

14 Raygarth, Kirkby Lonsdale, Carnforth, LA6 2DS

Situated within a popular residential area on the outskirts of Kirkby Lonsdale, this well-balanced three bedroom terraced house enjoys a slightly elevated setting close to the wide range of local amenities Kirkby Lonsdale has to offer.

Now ready for modernisation, the property offers easy to manage accommodation and would suit a wide range of buyers. The accommodation briefly comprises, kitchen, utility room, living room, dining room, three bedrooms and house bathroom. Outside is parking to the front and a easy to maintain garden at the rear. The property is offered for sale with no upper chain and early viewing is highly recommended. 14 Raygarth has local occupancy restrictions applicable for residential occupation.

### Quick Overview

- Excellent three bedroom terrace house
- Spacious flexible living space for families
- Located within the popular market town of Kirkby Lonsdale
- Local occupancy clause
- Opportunity to modernise
- Private off road parking
- Gardens to front and back
- Double glazing and gas central heating
- No chain
- B4RN Broadband



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B4RN  
Broadband



Off Road  
Parking

Property Reference: KL3378



Dining Room



Living Room



Kitchen



Garden

## Property Overview

14 Raygarth is now ready for the new owner to modernise and update creating a home to suite their own tastes and requirements. The property has the benefit of a secure garden to the rear and parking located to the front of the property. With the benefit of central heating and double glazing. Moving throughout it is clear to see the real potential this terraced property provides, perfect for first-time buyers, those looking for a project or investment.

The ground floor is well proportioned. The dining room has ample space for a dining table and chairs. From the dining room you lead into the spacious sitting room with feature fire place on a stone hearth whilst enjoying a dual aspect to the front and rear. The kitchen overlooks the rear garden. The kitchen comprises: wall and base units with stainless steel sink with drainer and space for appliances with attractive vinyl floor and part tiled walls. There is a useful utility room with access to the rear garden.

Upstairs you will find three well-proportioned bedrooms, the largest being to the front with built in wardrobes and UPVC windows. This bedroom is an exciting opportunity for those wishing to put their own stamp on a great sized room. Bedroom two and three are good size rooms with useful storage cupboards and UPVC windows. The bathroom has attractive vinyl flooring and a three-piece suite comprising: pedestal wash hand basin, WC, and shower with Mira rainfall shower with additional handheld shower attachment.

## 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 number 14 being on the right hand side.

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.

**Accommodation (with approximate dimensions)**

**Ground Floor**

**Entrance Hall**

**Dining Room** 11' 10" x 8' 10" (3.61m x 2.69m)

**Living Room** 16' 4" x 8' 10" (4.98m x 2.69m)

**Kitchen** 11' 10" x 6' 11" (3.61m x 2.11m)

**Utility** 11' 10" x 4' 5" (3.61m x 1.35m)

**First Floor**

**Bedroom One** 14' 2" x 9' 5" (4.32m x 2.87m)

**Bedroom Two** 11' 0" x 6' 8" (3.35m x 2.03m)

**Bedroom Three** 10' 10" x 9' 5" (3.3m x 2.87m)

**Outside:** To the front of the property you will find off road parking for several cars.

To the rear you will find an attractive, easy to maintain garden with patio.

The shed is also included.

**Services** Mains gas, water, drainage and electricity.

**Tenure** Freehold. Vacant possession upon completion. Please note the property is subject to a Local Occupancy Clause, please contact the office for further details

**Council Tax** South Lakeland District Council - Band B

**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** ///juggles.declines.lizards



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

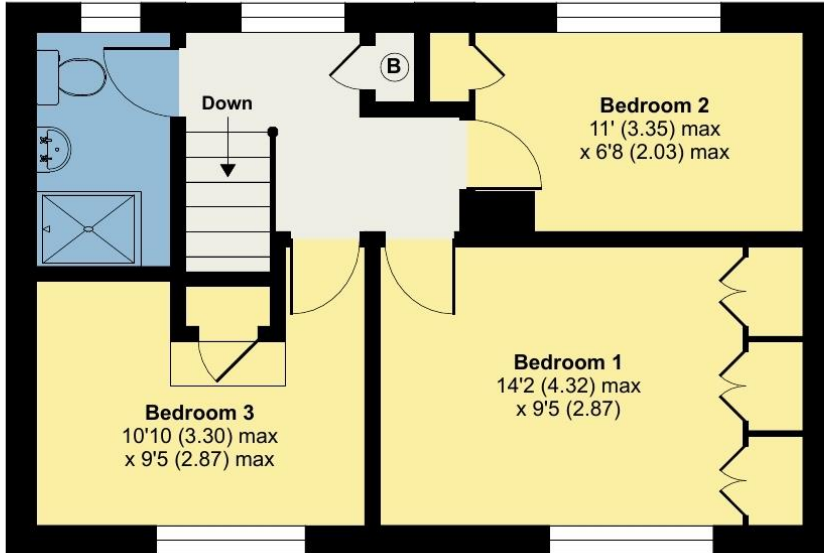
# Raygarth, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 846 sq ft / 78.5 sq m

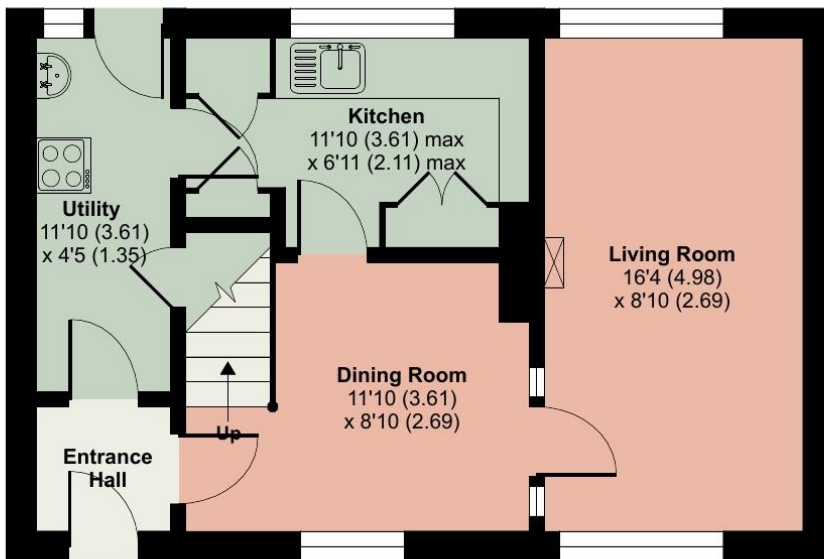
Shed = 23 sq ft / 2.1 sq m

Total = 869 sq ft / 80.7 sq m

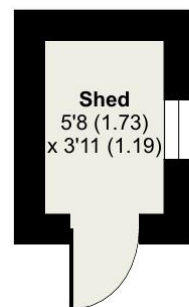
For identification only - Not to scale



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: 931837

A thought from the owners...

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