



Arkholme

£110,000

11 The Sheiling, Arkholme, Carnforth, LA6 1FA

Can be purchased at £55,000 with a payment of £186.87 per month (subject to annual review). Applicants can purchase for the full asking price of £110,000.

This well-maintained first floor flat provides a great living space for those looking for a home in the countryside village of Arkholme. With a good double bedroom, shower room and open plan living/kitchen/dining area, the property offers a great opportunity to live in an affordable home within a sought after area, close to local transport links and within a thriving village community.

With neutral decoration, light and bright spaces and a private enclosed garden with allocated parking spaces, this lovely first floor flat is a must to view.

Quick Overview

- First Floor Flat
- Open Plan Living/Dining/Kitchen
- One Double Bedroom and Bathroom
- Close to Transport Links
- Allocated Parking & Additional Visitor Parking
- Private Garden
- Shared Ownership
- Community Village Location
- Local Walks & Countryside Surroundings
- Broadband Available



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Broadband Available



Allocated Parking

Property Reference: KL3399



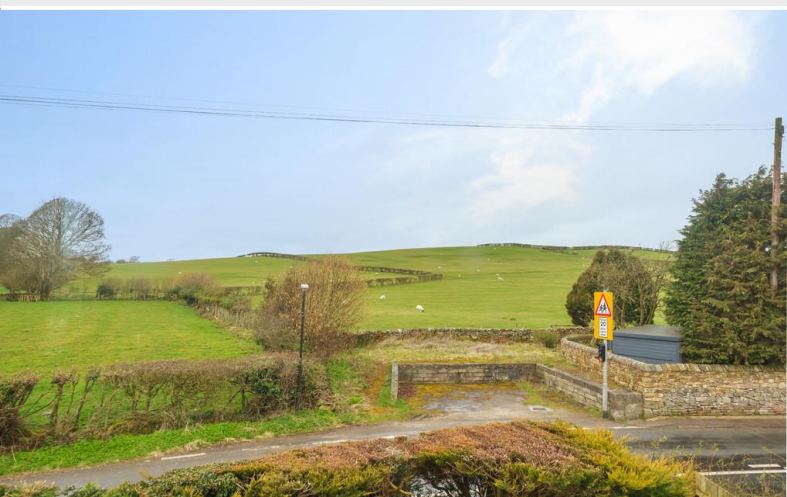
Kitchen/Living Room



Kitchen/Living Room



Kitchen/Living Room



Views

Property Overview

On approach to the property, glide past the well-maintained front garden with shrubs and flowers, through the part glazed door into the snug entrance hallway, the perfect space for hanging coats and storing shoes.

Follow the stairs up to the first floor landing, with a handy storage cupboard on your left for storing cleaning products and other essentials. Following the hallway along is the 3 piece bathroom suite with large walk in shower, pedestal sink and hand wash basin and wc. This room is light and bright with partly tiled walls and heated ladder towel radiator.

To the right of the landing is the attractive double bedroom, with a large front aspect window and ample space for wardobes and additional furniture, such as a desk or dressing table.

The main hub of this home is the kitchen/living/dining space, an open plan area with space for a dining table and enjoys triple aspect windows to the front, rear and side, overlooking the private garden with views of the fields beyond. The kitchen is a well laid out space, with wall and base units and complementary worktop with upstand. Integrated Zanussi appliances include oven with four ring gas hob and extractor over. The kitchen also has space for a freestanding fridge/freezer and undercounter washing machine.

Location Although tucked away in this picturesque corner of north Lancashire, Arkholme is surprisingly convenient for access to junction 35 of the M6 at Carnforth, the market towns of Kirkby Lonsdale and Kendal, Lancaster City Centre and also the Lake District and Yorkshire Dales National Parks. The property is also well placed for schools, including the primary school in Arkholme and the highly regarded secondary schools in Kirkby Lonsdale and Lancaster.

Arkholme itself is a welcoming village community, with a village hall often used for community events and activities. The Bay Horse is a high end restaurant located in the centre of the village and the Redwell Saddles Café just outside the village is perfect for refreshments after a walk to the river. There is also a church located at the bottom of the cul-de-sac on Main Street.

What3Words: ///raking.gazes.aquatic

Accommodation (with approximate dimensions)

First Floor

Bedroom One 16' 0" x 10' 5" (4.88m x 3.18m)

Kitchen/Living Room 18' 2" x 15' 3" (5.54m x 4.65m)

Property Information

Outside

Parking This property enjoys the benefit of an allocated parking space with additional visitor parking.

Garden The enclosed garden to the side of the property is a private and tranquil area with gravel and patio flags, shrubs and flowers with space for outdoor seating. There is also a private bin store.

Services Mains gas, water and electricity. Klargestor sewage system.

Council Tax Lancaster City Council - Band A

Tenure Leasehold. Subject to the remainder of a 125 year lease dated 10th July 2017. A copy of the lease is available for inspection at the office. Shared Ownership Rent: 50% SHARE AVAILABLE OF THE £110,000. Can be purchased at £55,000 with a payment of £186.87 per month (subject to annual review). Applicants can purchase for the full asking price of £110,000.

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

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom



Bedroom



Shower Room

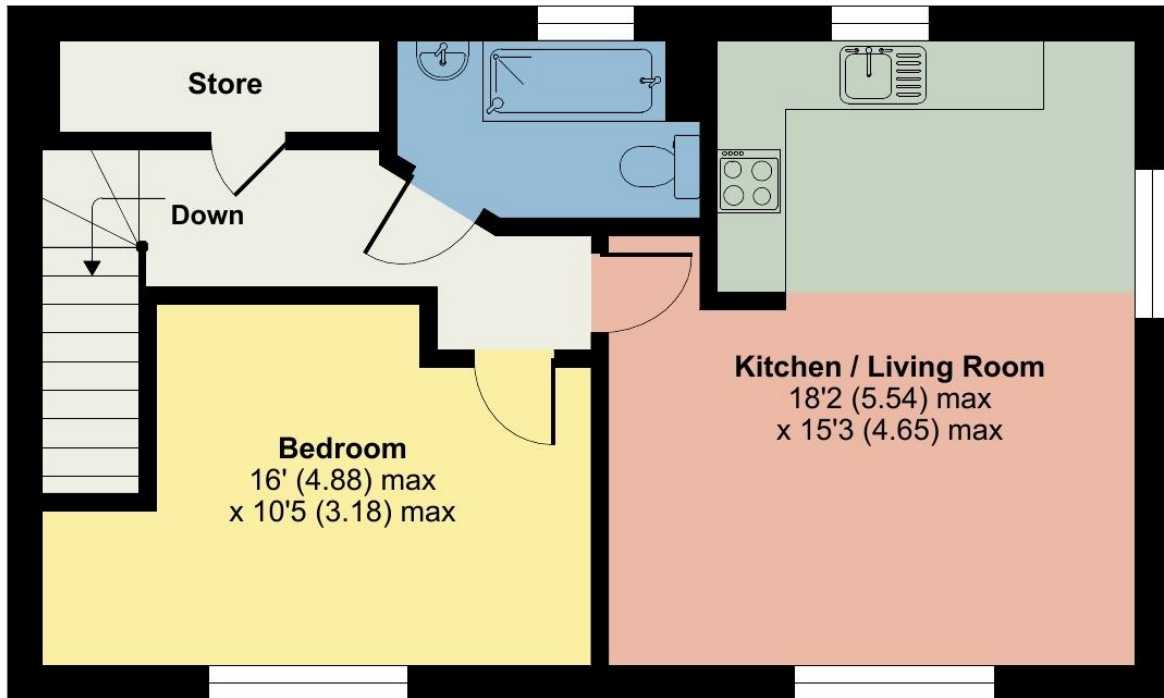


Hallway

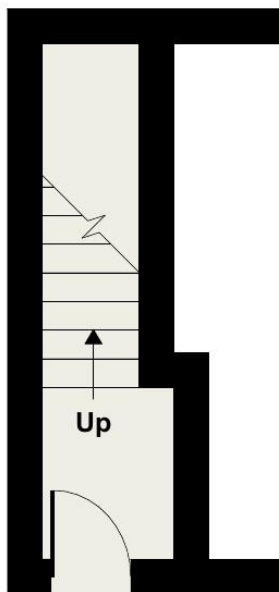
11 The Sheiling, Arkholme, Carnforth, LA6

Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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