



## Kirkby Lonsdale

10a Market Street, Kirkby Lonsdale, Carnforth, LA6 2AU

Now in need of some TLC, this great apartment offers a fabulous opportunity for a keen investor to really transform into a beautiful space. With living room, kitchen, family bathroom and three bedrooms spread over three floors with exposed stone walls throughout adding a traditional touch, this property has plenty on offer.

Located centrally in the popular market town of Kirkby Lonsdale, this apartment enjoys all local amenities right on the doorstep. With some renovations and modernisation, this property really has the scope to be fantastic, so don't miss out; book your viewing today!



## Guide Price £165,000

### Quick Overview

- Three Floor Apartment
- Three Bedrooms & One Bathroom
- Flexible Living Spaces Across Three Floors
- Light & Bright Accommodation
- Charming, Traditional Features
- Fantastic Scope for Investors
- Great Opportunity to Make this House a Home
- Central Position within the Popular Market Town of Kirkby Lonsdale
- Freehold
- Superfast 80 Mbps Broadband Available

Property Reference: KL3418



Views



Living Room



Living Room



Kitchen/Diner

## Property Overview

On approach to the property, you are welcomed by the wonderful courtyard area, providing a peaceful entrance whilst being a stones throw from the bustling town of Kirkby Lonsdale. Step through the part glazed door into the entrance hall and straight upstairs to the landing where the traditional features of the property are apparent immediately, with exposed stone walls and beams featured throughout. Light flows effortlessly from floor to floor, with spacious rooms and a great central location for Kirkby Lonsdale, this apartment provides a keen investor the opportunity to update and upgrade.

To the first floor you will find the spacious living room and kitchen; the living room enjoys fabulous sash windows to the front with traditional beams and exposed stone fireplace, ready for a fire to be installed. The kitchen oozes potential for modern renovations, with window overlooking the rear, wall and base units, sink and space for appliances.

The second floor provides access to the first bedroom, a generous double with built in wardrobes and window to the front aspect. This floor also houses the family bathroom, a four-piece suite with ample opportunity for upgrading, comprising a bath, shower, pedestal sink, WC and cupboard with hot water cylinder. Follow the stairs again to the third floor to the further two bedrooms, both doubles with ample space for additional furniture. Bedroom three enjoys a rear aspect window with a spectacular county view whilst the second faces the front with a velux window.

## Location

On foot from Market Square, proceed right down main street to the Spar on the right hand side. Follow the road to the left, go through the archway on your right and follow it around, finding number 10a 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 popular Lakes District National Park.

## Accommodation (with approximate dimensions)

### First Floor

Living Room 15' 0" x 11' 4" (4.57m x 3.45m)

Kitchen/Diner 12' 11" x 8' 2" (3.94m x 2.49m)

### Second Floor

Bedroom One 15' 0" x 11' 5" (4.57m x 3.48m)

### Second Floor

Bedroom Two 14' 11" x 8' 7" (4.55m x 2.62m)

Bedroom Three 14' x 12' 10" (4.27m x 3.91m)

## Property Information

### Services

Mains gas, water, drainage and electricity.

### Council Tax

South Lakeland District Council Band B

### Tenure

Freehold. Vacant possession upon completion.

### 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 One



Bedroom Two



Bedroom Three



Bathroom

# Market Street, Kirkby Lonsdale, Carnforth, LA6



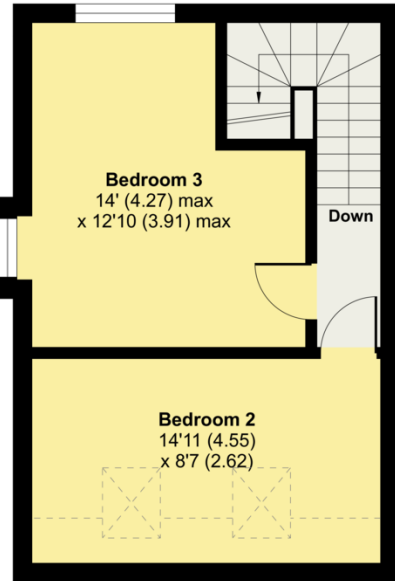
Approximate Area = 1149 sq ft / 106.7 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

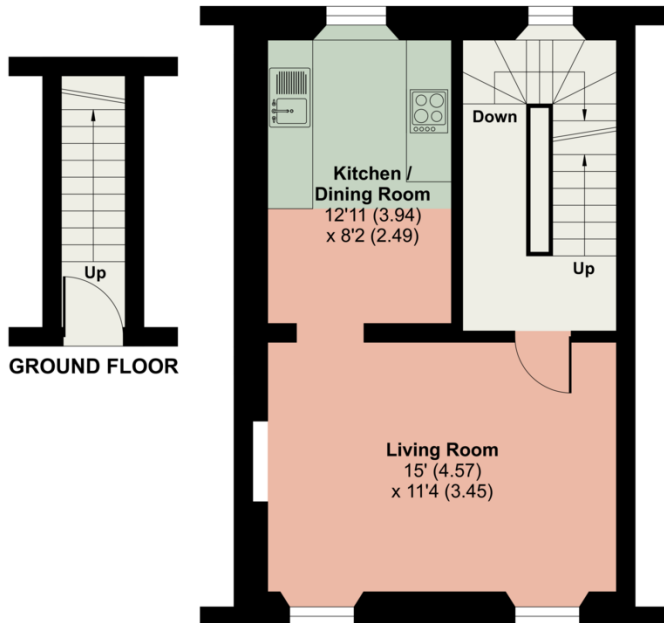
Total = 1180 sq ft / 109.5 sq m

For identification only - Not to scale

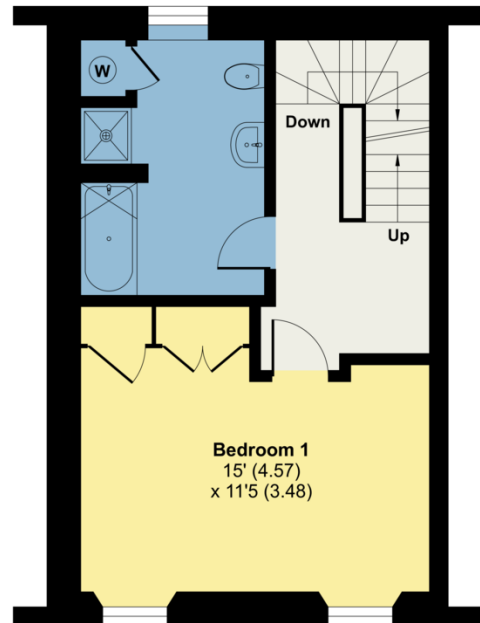
Denotes restricted head height



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 989653

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