



Grange-over-Sands

£150,000

Flat 2, 3 Yewbarrow Terrace, Yewbarrow Terrace, Grange-over-Sands, Cumbria, LA11 6ED

A superb, spacious, bright and sunny second floor apartment with lovely views and excellent location.

Comprising Hallway with walk-in store, Open Plan Lounge/Dining/Kitchen, Bedroom, and modern Bathroom. Will appeal to investors, second home seekers and first time buyers. Viewing highly recommended.

Quick Overview

- Second Floor Apartment - 1 Bedroom
- 1 Reception - 1 Bathroom
- Town Centre Location
- Pleasing Views
- Convenient for Railway Station and Shops
- Well presented throughout
- Spacious and Light with High ceilings
- On road Parking 6pm - 8am
- Annual parking passes available from SLDC
- Superfast Broadband speed 80 mbps available*



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80 Mbps



On road Parking
6 pm - 8am

Property Reference: G2811



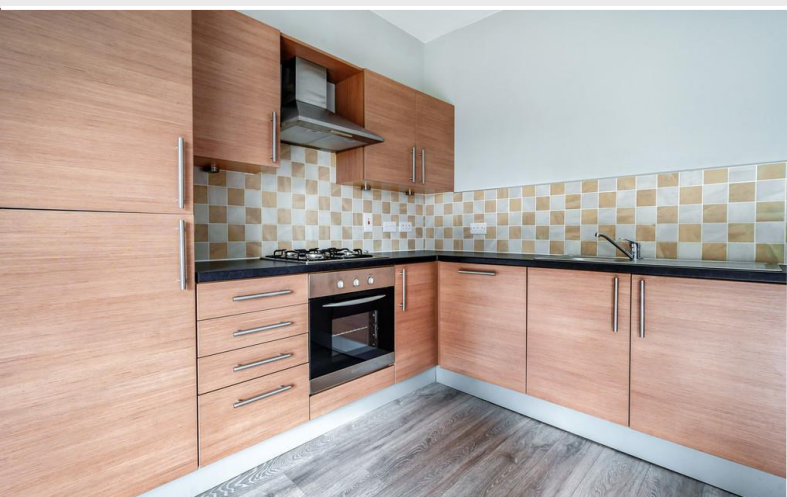
Entrance Door



Open Plan Living/Dining/Kitchen



Open Plan Living/Dining/Kitchen



Kitchen

Description This spacious, light, well presented second floor apartment will appeal to many different purchasers. Those seeking a low maintenance, but special, lock up and leave second home, investors perhaps or maybe the youngsters who are looking for a foot on the housing ladder - Flat 2, 3 Yewbarrow Terrace is an excellent option for all.

This property is presented in great condition throughout with excellent use of space, tasteful neutral décor and is just ready for the new owner to install their own furniture. The rooms are spacious and have traditional high ceilings and boast wonderful light from the sash windows.

The wonderful, blue painted main entrance door with beautiful traditional stained glass windows opens into the Communal Entrance Hall which is neatly kept, light and airy. The impressive original wide stair case with stripped spindles and balustrades leads up to the private entrance door which opens into the central Hallway which is well proportioned with an extremely generous and useful walk-in store cupboard (housing the gas central heating boiler). From the Hallway doors leads to all rooms.

The main room is the open plan Living/Dining/Kitchen, the space is well laid out and through the attractive, twin sash windows enjoys a good amount of natural light and superb view over the charming duck pond to Morecambe Bay in the background. The Kitchen occupies one corner with space specifically created for a dining table. The kitchen cabinets are a mid tone wood effect with black gloss work surface incorporating the sink unit. Integrated appliances include fridge freezer, washing machine, dishwasher, electric oven and gas hob with extractor over. The 'loungue area' is approximately 50% of the room space and can easily accommodate a generous sofa, coffee table and media unit.

The Bedroom is located to the rear and enjoys a private outlook and has fitted storage. The Bathroom is modern and neutral with a contemporary white 3 piece suite comprising wall mounted WC, wash hand basin and bath with shower over and glass screen. Fully tiled with recessed mirror and ceiling spot lighting.

Although there is no private parking with this property there is on street parking close by (limited to 1 hour between 8am and 6pm) but unlimited from 6pm - 8am. Annual parking passes which cover many car parks within the South Lakes Area are available from Westmorland and Furness District Council.

Location Yewbarrow Terrace is a charming row of shops and cafes located directly opposite the duck pond. This property is a hop, skip and a jump from the Railway Station so very convenient for second home owners who do not wish to visit and travel by car and also great for the regular commuters! Grange is well served by amenities - all within walking distance of Yewbarrow Terrace - Medical Centre, Post Office, Shops, Cafes & Tea Rooms, the wonderful picturesque Edwardian

Promenade, Ornamental Gardens and Band Stand. Grange is highly regarded by both residents and visitors.

To reach the property from the Grange over Sands office, follow Main Street down in the direction of Lindale and Yewbarrow Terrace can be found shortly on the left hand side, opposite the duck pond. The delightful entrance door is between The Foxes Den clothes shop and The Hazelmere Café/Bakery.

Accommodation (with approximate measurements)

Communal Entrance Hall & Stairs

Hallway

Store Cupboard

Open Plan Lounge/Dining Room/Kitchen 20' 11" x 14' 10"
(6.38m x 4.52m)

Bedroom 13' 3" x 9' 6" (4.04m x 2.9m)

Bathroom

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Leashold. Subject to a 250 year lease dated the 20/12/2006 a copy of which can be requested from the office. Vacant possession upon completion.

No upper chain.*Checked on <https://checker.ofcom.org.uk/> 07.07.23 not verified.

Note: This property can only be used as a Private Dwelling House.

Management Charges: The Annual charge is approx £600 per year which includes £250 Ground Rent.

Council Tax Band A. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/> divided.hindering.link

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £550 per calendar month. For further information and our terms and conditions please contact our Grange Office.



View



Bedroom



Bedroom



Bathroom

Yewbarrow Terrace, Grange-Over-Sands, LA11

Approximate Area = 580 sq ft / 53.8 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 1011889

A thought from the owners - Flat 2 is an excellent flat. I enjoyed my time there as everything is so easy to get to and the flat is lovely and quiet. ...

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