



Sedbergh

£450,000

66 Bainbridge Road, Sedbergh, LA10 5AU

This marvellous home is a true gem, presenting a welcoming feel the moment you step through the door. Offering five great sized bedrooms, two reception rooms and sociable kitchen/diner, this home is ideal for growing families or those looking for comfortable living within the Yorkshire Dales.

Tastefully decorated throughout whilst holding a wealth of traditional features, including coving to ceiling, emphasises the contemporary feel to this home. A great benefit is the rear garden, laid to lawn with a store to the rear for storing all garden essentials, and provides a great space for children and pets to play.

Quick Overview

- Wonderful End Terrace Home
- Five Bedrooms & Two Bathrooms
- Kitchen/Diner & Two Reception Rooms
- Contemporary Décor Throughout
- Generous Rear Lawn
- Traditional Features Throughout
- Superb Family Home
- Sought After Location
- Close Access to Local Schools
- Superfast 72 Mbps Broadband Available*



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2



TBC



Superfast
Broadband



On Street
Parking

Property Reference: KL3451

Property Overview

Step through the door into the light and spacious entrance hall, the ideal space for storing coats and shoes that provides access into the ground floor living spaces and staircase to the first floor.

Follow the hallway in to the attractive kitchen, providing ample space for a dining table to enjoy meals with the family and doors providing access outside. The kitchen itself is well fitted with wall and base units, complementary work top and ceramic sink with integrated appliances including; Flavel oven with 7 ring gas hob an Hotpoint extractor over, fridge/freezer and a dishwasher. A handy cloakroom with W.C. and pedestal sink can also be found from the kitchen, as well as access into a snug and the main living rom.

The snug is a cosy space, also having the potential to be a child's playroom with rear aspect window. The main living room is a marvellous blend of contemporary décor and traditional features with attractive bay window to the front aspect with feature stained glass, as well as coving to ceiling and electric fire, making it easy to imagine a cosy night in.

Follow the stairs to the first floor with high ceiling and stained glass feature where you will find three of the five bedrooms and family bathroom. Bedroom one offers a generous double space with large bay window to the front aspect and feature fireplace. Wall panelling creates a sense of modern blend within this contemporary home, and there is ample space for additional furniture. Bedroom two is also a double to the front aspect whilst bedroom five is a pretty single rom with rear window overlooking the garden.

The family bathroom is an attractive modern four piece suite, comprising a free standing bath with hand held shower attachment, walk in shower with waterfall shower head and handheld attachment, W.C. and vanity sink with complementary part tiled walls and floor.

Ascend to the second floor, offering an additional two double bedrooms, both enjoying two Velux windows to the front and rear with envious views beyond and great under eaves storage. This floor also enjoys it's own bathroom, tastefully decorated with complementary tiles and heated ladder towel radiator, comprising a walk in shower with waterfall shower over and hand held attachment, freestanding bath with shower attachment, W.C. and vanity sink.



Entrance Hall



Living Room



Kitchen/Dining Room



Snug



Kitchen/Dining Room



Living Room



Bedroom One



Bedroom Two



Bedroom Five



Bedroom Three

Location

Sedbergh is a small market town in east Cumbria lying beneath the Howgill Fells, within the Yorkshire Dales National Park and close to the Lake District National Park. With convenient access to all local amenities, including shops, restaurants dental and doctors' facilities and much more.

What3Words ///megawatt.trudges.bristle

Accommodation (with approximate dimensions)

Ground Floor

Kitchen/Dining Room 18' 5" x 13' 1" (5.61m x 3.99m)

Living Room 17' 5" x 11' 7" (5.31m x 3.53m)

Snug 11' 2" x 7' 9" (3.4m x 2.36m)

First Floor

Bedroom One 18' 7" x 11' 5" (5.66m x 3.48m)

Bedroom Two 14' 1" x 13' 2" (4.29m x 4.01m)

Bedroom Five 12' 8" x 7' 7" (3.86m x 2.31m)

Second Floor

Bedroom Three 19' 0" x 8' 3" (5.79m x 2.51m)

Bedroom Four 17' 6" x 8' 11" (5.33m x 2.72m)

Outside

A front patio creates a more peaceful frontage to the home, with garden gate providing access to the front door.

To the rear is a generous lawn area, ready for a new purchaser to maintain and enjoy for themselves with handy store for additional storage.

Services

Mains electricity, water, gas and drainage.

Council Tax

Westmorland and Furness Council - Band D

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.



Family Bathroom



Family Bathroom



Views



Rear Garden

Request a Viewing Online or Call 015242 72111

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Denotes restricted head height

Bainbridge Road, Sedbergh, LA10

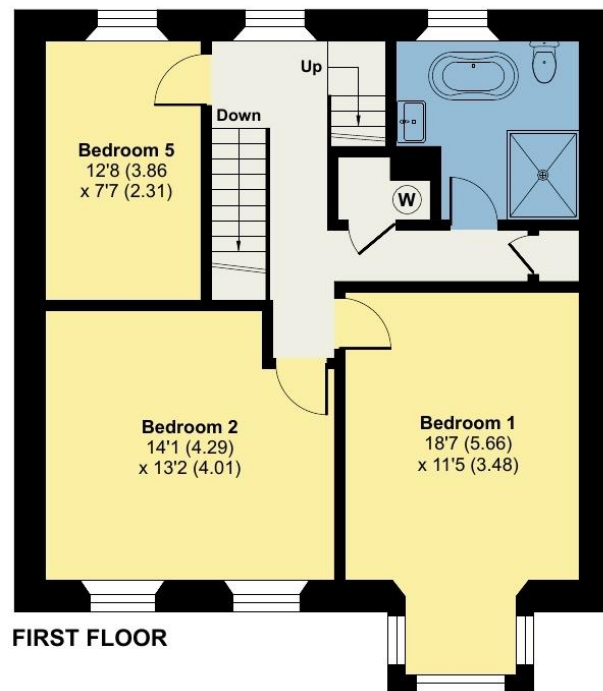
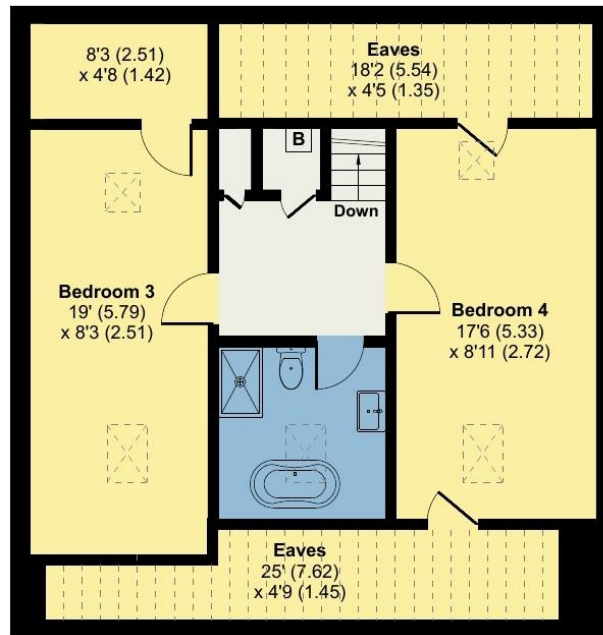
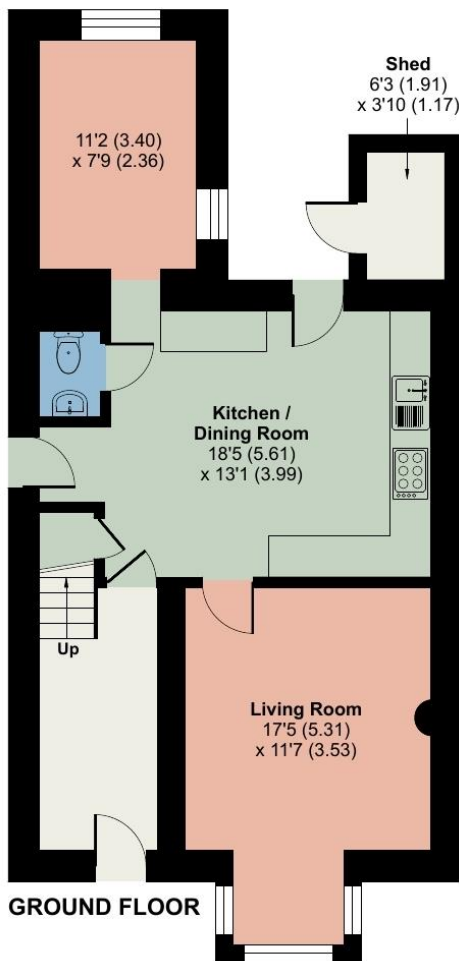
Approximate Area = 1845 sq ft / 171.4 sq m

Limited Use Area(s) = 247 sq ft / 22.9 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 2116 sq ft / 196.5 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1039165

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