



Holme

£90,000

18 Pear Tree Park, Holme, Carnforth, LA6 1PP

A light airy first floor purpose built flat with a flowing open plan living/dining/kitchen and offering one bedroom accommodation. The property is located in the popular village of Holme with great transportation links and suiting first time buyers. Along with private rear garden and off road parking, this home is economical to run and is available to those that meet with the local authority criteria. The property is offered at 60% of open market value.

Quick Overview

- First Floor Flat
- Open Plan Living/Dining/Kitchen
- One Bedroom and One Bathroom
- Close to all Local Amenities
- Private Rear Garden
- Off Road Parking
- Local Occupancy Restrictions Apply
- Well Presented
- No Chain
- Superfast 80 Mbps Broadband Available



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Superfast
Broadband*



Allocated Parking
Space

Property Reference: KL3475



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Garden

Property Overview

Enter into the entrance hall with plenty of space for coats and shoes then ascend to the light landing with access to each room. To the left you are welcomed into the splendid open plan kitchen/living/dining room. The kitchen is newly fitted with wall and base units with space to add a tall fridge/freezer. Integrated appliances include a four ring hob with extractor over and Bosch oven. There is a breakfast bar which provides additional storage cabinetry and seating for bar stools. The living space is light and bright from the dual aspect to the front and rear and also has useful fitted storage space.

From the landing to the right there is a bathroom with a three suite comprising panelled bath, pedestal wash basin and low-level W.C. The bedroom has been split by the current vendor to allow for an office space, but would easily convert back to one large double bedroom.

Location

Located in the popular village of Holme, which is conveniently located for easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster- Kendal and the Lake District, ideal for those that need to commute.

Within the village there is a pub and the village primary school and surrounded by countryside walks. The local secondary school- Dallam- is located 3 miles away in the village of Milnthorpe. The village has a busy active community with activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club- various community projects- Holy Trinity church and a crown green bowling club.

Accommodation (with approximate dimensions)

Open Plan Kitchen/Living/Dining Room 15' 0" x 13' 8" (4.57m x 4.17m)

Bedroom One 12' 4" x 10' 4" (3.76m x 3.15m)

Property Information

Parking

Allocated off road parking for one car.

Garden

To the rear is a private garden laid to lawn with secure fencing and a handy storage shed.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band A

Tenure

Leasehold. To be sold at 60% of the market value local occupancy restrictions apply applicants must demonstrate a need to purchase an affordable home. Application's will need to be submitted to Westmorland and Furness Council. The property must be main residence, can not be rented out or used as a holiday let. Applicants must demonstrate a Local Connection to one of the parishes as defined in the section 106; Parishes within the village of Holme and the Parishes of Burton in Kendal, Hutton Roof, Beetham, Lupton, Kirkby Lonsdale, Milnthorpe and Arnside.

There is no service charge or ground rent for this property.

Please speak to the office for further details.

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.



Bedroom



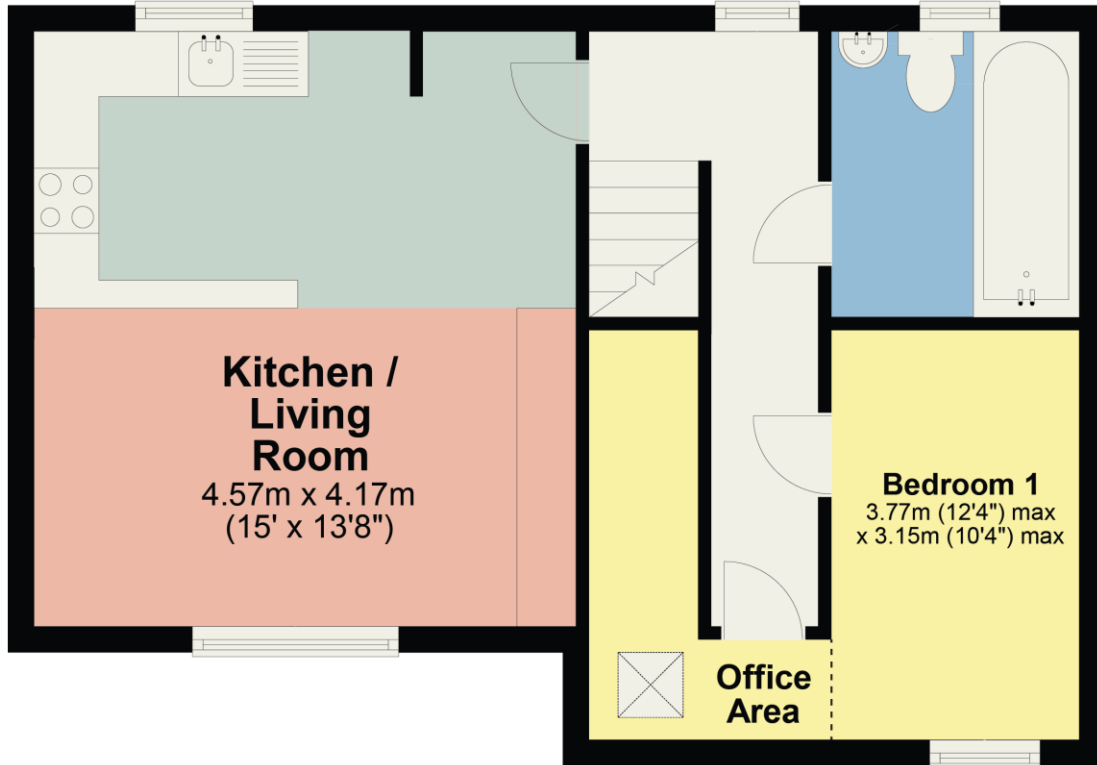
Bedroom



Office Area



Bathroom



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3475

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