



10 Guldrey Fold, Sedbergh  
£279,950 Freehold



## 10 Guldrey Fold

Sedbergh, Sedbergh

A well proportioned semi detached family home with delightful views over surrounding countryside located in a quiet cul de sac on the westerly fringe of the popular market town of Sedbergh which has a range of facilities including a variety of shops, cafes, bars and schools including Sedbergh primary, Settlebeck and the renowned Sedbergh School and is situated within the Yorkshire Dales National Park

The property, which would benefit from some modernisation cosmetically briefly comprises a porch, entrance hall, sitting room, kitchen, dining room and cloakroom to the ground floor and three bedrooms and a bathroom to the first floor. The property benefits from double glazing and gas central heating.

Outside there are delightful gardens, a garage and off road parking.

Council Tax band: D

Tenure: Freehold

## GROUND FLOOR

### PORCH

5' 6" x 3' 3" (1.67m x 0.98m)

Both max. Double glazed door, double glazed window.

### ENTRANCE HALL

6' 2" x 4' 10" (1.88m x 1.48m)

Both max. Single glazed door, radiator.

### SITTING ROOM

13' 1" x 12' 0" (3.99m x 3.67m)

Both max. Double glazed window, radiator, electric fireplace.

### DINING ROOM

10' 8" x 7' 7" (3.26m x 2.32m)

Both max. Double glazed window, radiator.

### KITCHEN

11' 1" x 7' 3" (3.38m x 2.20m)

Both max. Single glazed inner door, double glazed window, base and wall units, stainless steel sink, space for oven with extractor/filter over, space for fridge freezer, plumbing for washing machine, tiled splashback.

### HALLWAY

5' 7" x 3' 6" (1.69m x 1.06m)

Both max. Double glazed door, double glazed window.

### CLOAKROOM

5' 3" x 2' 11" (1.60m x 0.89m)

Both max. Two double glazed windows, W.C. wash hand basin.

## FIRST FLOOR

### LANDING

8' 4" x 6' 10" (2.55m x 2.08m)

Both max. Double glazed window, loft access.

### BEDROOM

15' 1" x 8' 3" (4.59m x 2.51m)

Both max. Double glazed door, radiator, built in wardrobe.

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11' 5" x 9' 1" (3.48m x 2.78m)

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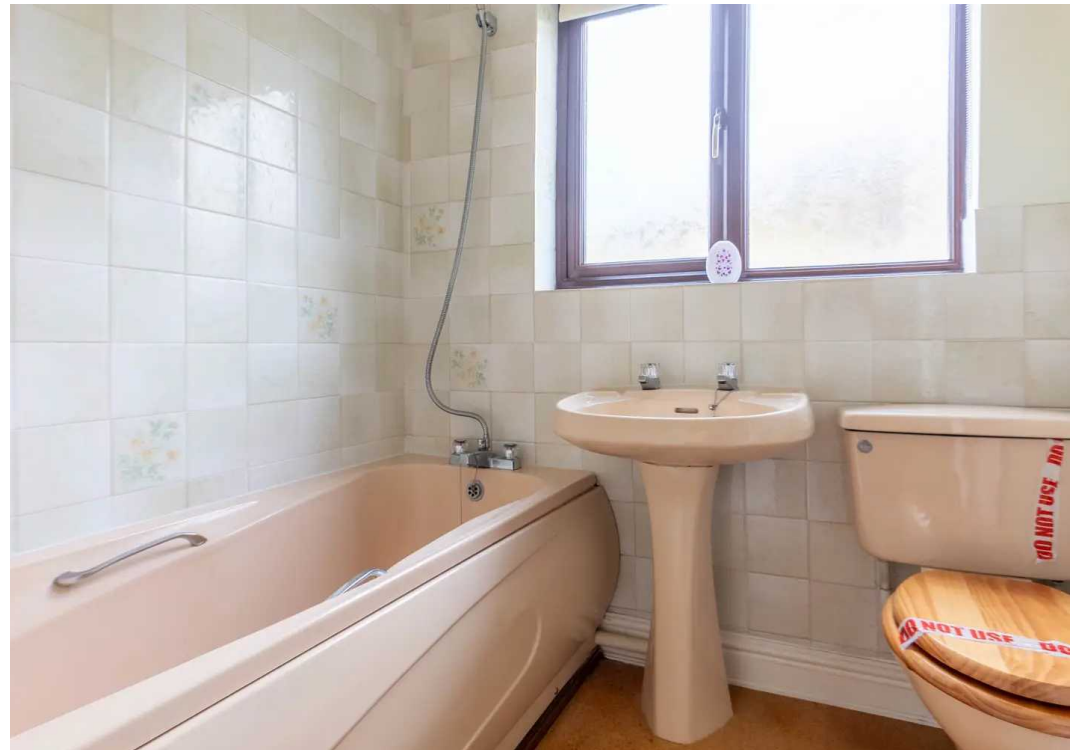
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## GARDEN

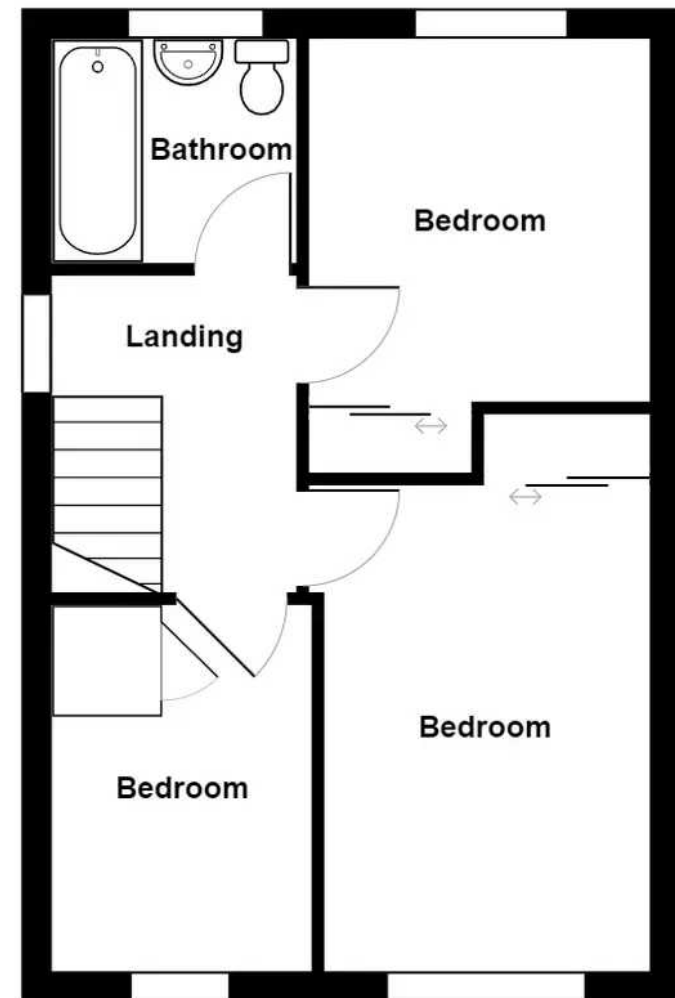
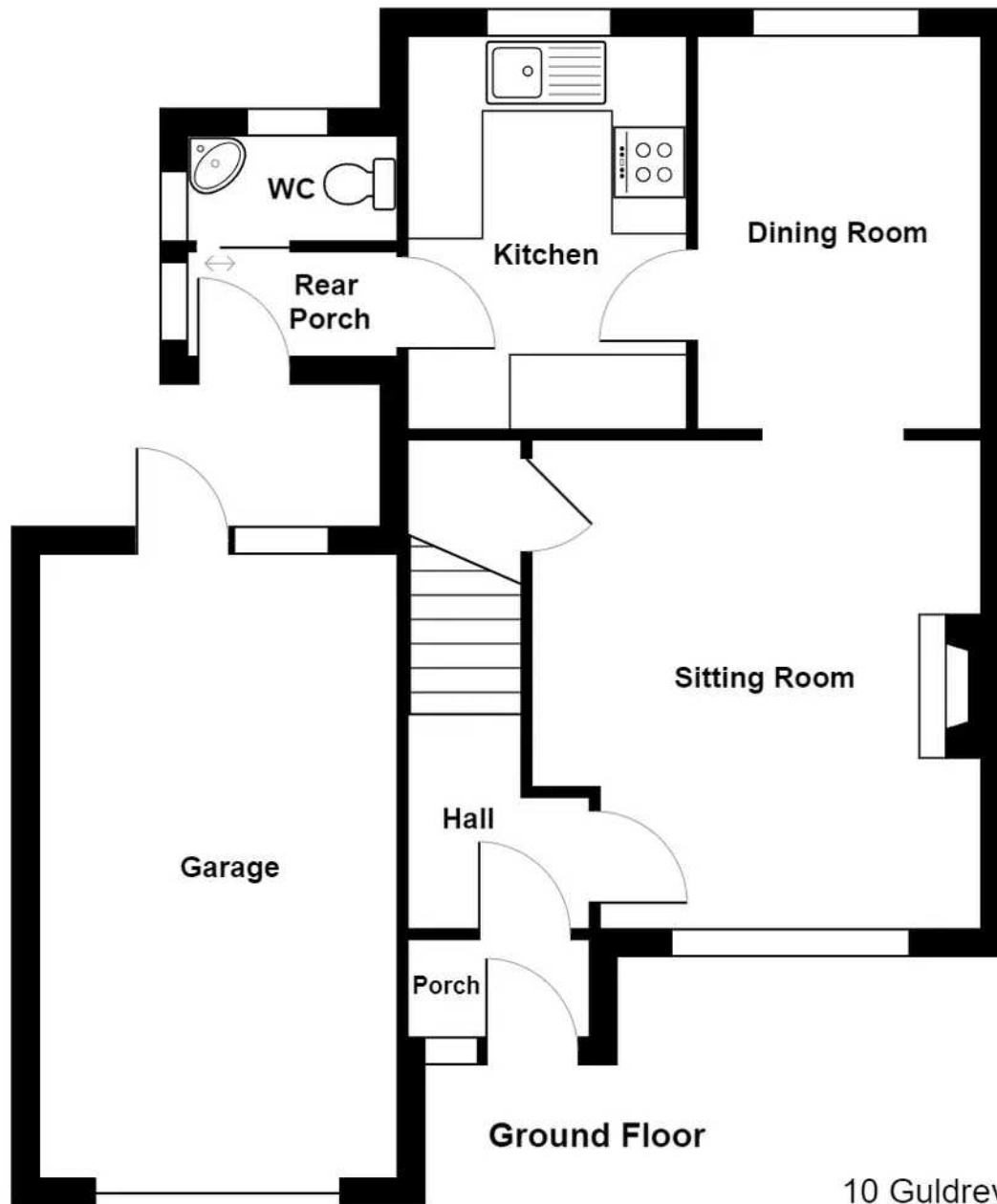
An enclosed rear garden with patio seating areas with plenty of space for garden furniture, a well kept lawn with stocked borders with a metal rail leading to the patio.

## GARAGE

Single Garage

17' 20" x 8' 9" (5.24m x 2.66m) Up and over garage door, light and power.





**Ground Floor**

**First Floor**

10 Guldrey Fold, Sedbergh  
 Total Area: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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