



Kirkby Lonsdale

£220,000

31 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

A newly decorated bright and airy two-bedroom ground floor apartment in this quiet, purpose-built development for over 55's only, on the edge of the beautiful Yorkshire Dales.

31 Eaveslea is situated in the original house and is approached through a beautiful communal hall. The apartment itself has a most lovely bay window in the living room and retains many original features throughout. Also having easy access to private parking, Booths supermarket and the doctors surgery, plus a telephone entry and warden call system in the apartment. The renowned local shops and cafes of Kirkby Lonsdale are within easy walking distance as are St Marys Church, the River Lune and Devils Bridge.

Quick Overview

Ground Floor Purpose-Built Apartment
 Two Bedrooms & One Bathroom
 Within the Original House of Eaveslea
 Close to all Local Amenities
 Located within the Popular Market Town of
 Kirkby Lonsdale
 Well-Kept Communal Gardens
 Private, Off Road Parking
 South Facing Aspect
 Period Features



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Broadband
Available



Parking
Available

Property Reference: KL3482



Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

Property Overview

Enter the apartment into a welcoming entrance hall with original coving features, inbuilt storage cupboard and entry telephone system. On your right is a light and spacious living/dining room with ceiling coving and a beautiful sash bay window with secondary glazing that overlooks the communal gardens. Double part glazed doors nicely lead into the kitchen, fitted with a range of high gloss wall and base units with complementary worktops and a composite sink unit with drainer with a tiled splash back to complement. Integrated appliances include; AEG oven and Caple microwave, 4-ring AEG ceramic hob with extractor over, integrated AEG fridge freezer, integrated Zanussi dishwasher and plumbed in washing machine.

From the entrance hall to your left you are led to the two bedrooms and bathroom. The main bedroom is light and spacious with a dual aspect whilst bedroom two is a generous single bedroom. Both featuring ceiling coving, picture rails and natural decoration.

Finally, the three-piece bathroom suite comprises a walk in shower unit, WC and hand wash-basin with a built-in vanity unit. There is also a heated ladder towel radiator and LED light up mirror.

Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well known for its stunning landscapes and historic charm. Whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, there are endless opportunities for outdoor adventures.

The town is also conveniently located close to a range of amenities, boasting a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

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.

Directions

From Kirkby Lonsdale Market Square, proceed up New Road, turning left towards the A65 and then immediately right. At the top of the car park is the main house with its entrance found by following the footpath to the rear.

Accommodation (with approximate dimensions)

Living/Dining Room 15' 9" x 14' 5" (4.8m x 4.39m)

Kitchen 7' 9" x 7' 3" (2.36m x 2.21m)

Bedroom One 15' 11" x 10' 4" (4.85m x 3.15m)

Bedroom Two 10' 3" x 6' 11" (3.12m x 2.11m)

Property Information

Outside

Well maintained, mature and well planted communal gardens with lit pathways and benches. Off road parking.

Services

Mains water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band C

Tenure

Leasehold from 1st May 1988 for 150 years.
Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge of £172,24 per month. No pets without prior written consent. Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020

Energy Performance Certificate

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

Viewings

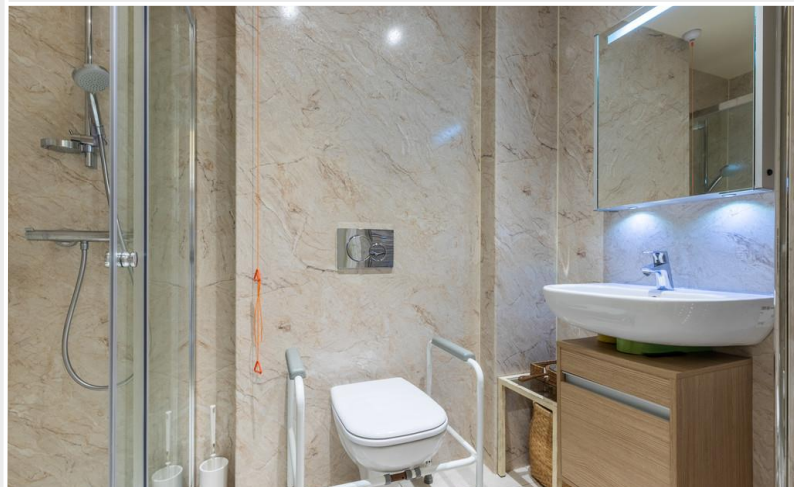
Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



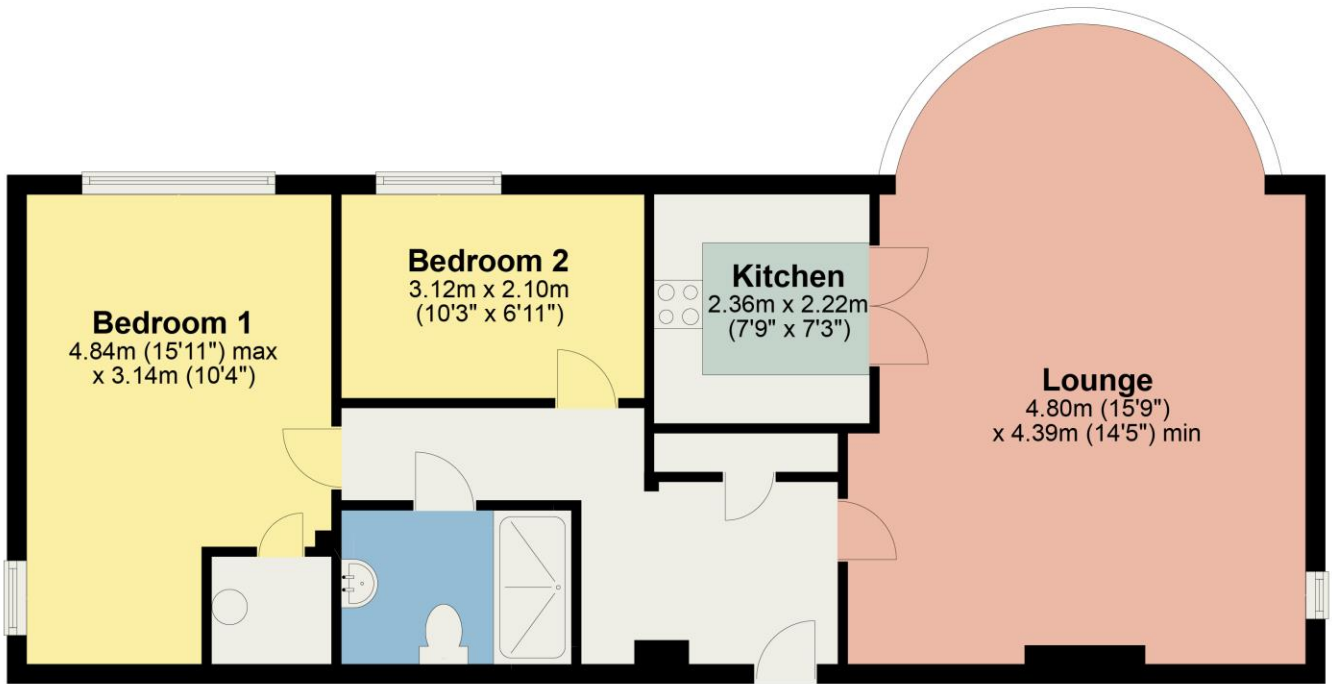
Bedroom Two



Bathroom



Communal Entrance



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: KL3482

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