



2 Main Street, Sedbergh
£275,000





2 Main Street

Sedbergh

A well proportioned end terraced property situated within the popular town of Sedbergh providing easy access to all the local amenities, the Yorkshire Dales National Park and within easy reach of Junction 37 of the M6.

The accommodation is in need of renovation throughout and with the right view, it could be turned into a beautiful home. There is even scope for the property to be converted into two property's. The property briefly comprises a sitting room, dining room, kitchen, utility room, store room and cloakroom to the ground floor. The first floor offers four double bedrooms, kitchen and a family bathroom. The property has ample storage.

Outside there is driveway parking for two vehicles.

- End terraced property
- Ample storage
- Generous sized sitting room
- Close to town centre
- Two kitchen areas
- Dining room
- Four double bedrooms
- Driveway parking
- Family bathroom
- Road links to the M6 Motorway



GROUND FLOOR

SITTING ROOM

24' 4" x 19' 1" (7.42m x 5.81m)

Both max. Two single glazed doors, single glazed windows.

KITCHEN

11' 11" x 11' 5" (3.63m x 3.49m)

Both max. Single glazed door, single glazed windows, sink, built in cupboard.

DINING ROOM

16' 10" x 10' 10" (5.12m x 3.29m)

Both max. Double glazed window, built in cupboards.

UTILITY ROOM

9' 11" x 5' 1" (3.02m x 1.56m)

Both max. Single glazed inner door, single glazed window, light and power.

STORE ROOM

7' 8" x 4' 0" (2.33m x 1.22m)

Both max. Light and power.

CLOAKROOM

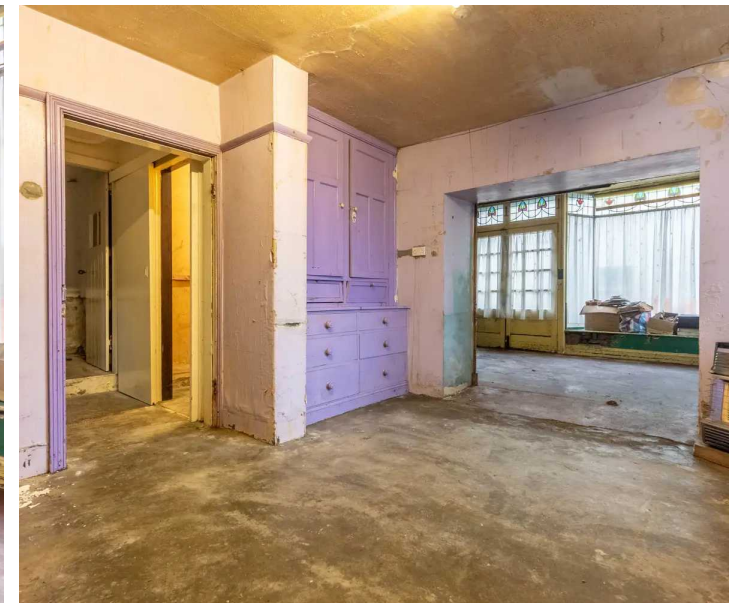
4' 8" x 3' 1" (1.41m x 0.95m)

Both max. Single glazed window, W.C.

HALLWAY

7' 0" x 5' 7" (2.13m x 1.70m)

Both max. Understairs storage.



FIRST FLOOR

KITCHEN

9' 11" x 7' 9" (3.02m x 2.37m)

Both max. Single glazed window, base units, stainless steel sink, plumbing for washing machine, space for fridge freezer, tiled splashback, wood flooring.

BEDROOM

14' 10" x 11' 1" (4.53m x 3.37m)

Both max. Single glazed window, built in cupboard, wood flooring.

BEDROOM

11' 11" x 11' 6" (3.62m x 3.51m)

Both max. Two single glazed windows, living gas flame fireplace, wood flooring.

BEDROOM

10' 7" x 9' 10" (3.22m x 3.00m)

Both max. Single glazed window, wood flooring.

BEDROOM

9' 7" x 9' 6" (2.92m x 2.89m)

Both max. Single glazed window, wood flooring.

BATHROOM

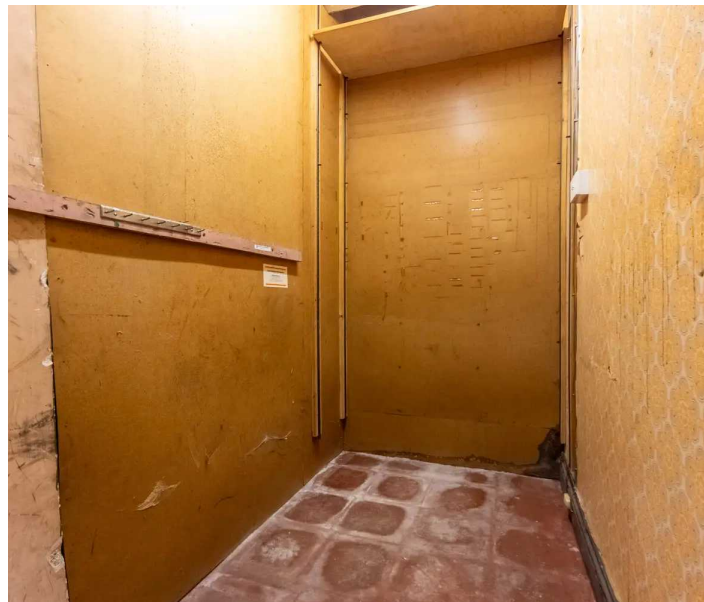
6' 6" x 6' 2" (1.98m x 1.89m)

Both max. Three piece suite comprises W.C. wash hand basin, walk in shower with electric shower fitment, fully panelled walls.

LANDING

28' 1" x 14' 2" (8.56m x 4.31m)

Both max. Double glazed Velux window, two built in cupboards, access to store room with hot water cylinder, loft access, wood flooring.





DRIVEWAY PARKING

EPC RATING F

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

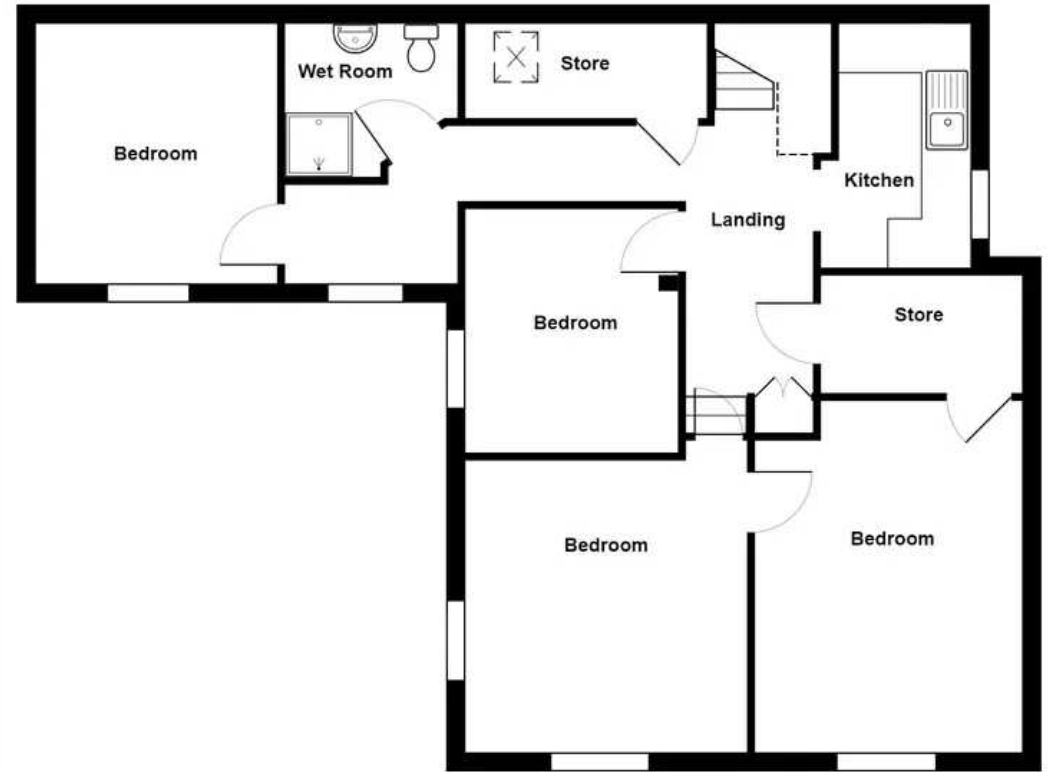
From Kendal proceed along the A684 to Sedbergh and on entering the town pass the RS Morphet car garage on the left. Carry on following the road which is Station Road which then merges into Main Street where you will find number 2 on the left hand side.

WHAT3WORDS: fuzz.mull.reworked





Ground Floor



First Floor

2 Main Street, Sedbergh

Total Area: 154.5 m² ... 1663 ft²

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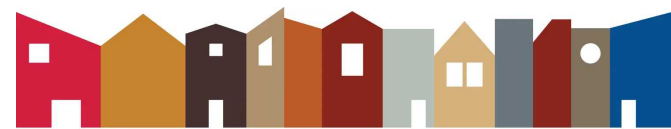




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