

Total area: approx. 81.5 sq. metres (877.3 sq. feet)

DIRECTIONS

Leaving our offices on foot proceed up Market Street to the Farmers Inn over the road. At the Farmers take the road to the right signposted Daltongate, a short walk on here is an archway signposted White Hart Yard where the property can be found on the left through a communal entrance to this property and one other.

The property can be found by using the following approximate <https://what3words.com/poses.stalemate.cavalier>

GENERAL INFORMATION

TENURE: Leasehold - 999 Years from 1st January 1989

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.



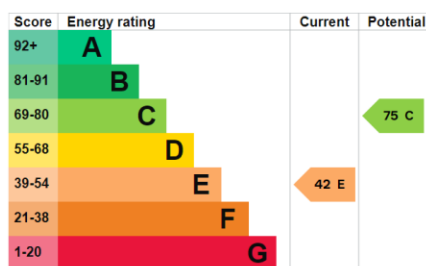
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Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

3 White Hart Yard, Market Place,
Ulverston, LA12 7BB

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhomes.net

Situated a short jaunt from the main cobbled streets of fantastic Ulverston town centre this duplex apartment has everything a house would bring but lending itself to a perfect lock up and leave second home. A buyer will be pleasantly surprised to find ample sized rooms, woodburning stove, ample storage and feature beams not to mention it having views of our popular Hoad Monument. Whilst being easy access to the hustle and bustle of town its tucked away position would lead you to believe you were once inside far away from our ample restaurants, pubs, cafes and quaint shops. Comprising of two double bedrooms, modern shower room to the lower floor with stairs leading to an upper floor offer two rooms with open access between creating a kitchen/diner/snug with breakfast area and lounge space both with wooden, glazed double doors to Juliette balconies. All in all we believe that this is a fantastic opportunity to purchase a wonderful property in a central location.



Entered through a communal wooden door into:

COMMUNAL HALL

Stairs lead to two apartments, meters and ceiling light.

Accessed through a wooden door into:

ENTRANCE HALL

Stairs lead to the first floor with under stairs storage, access to two bedrooms, shower room and further storage cupboard with shelving space and housing the hot water tank. Two ceiling light points, electric wall mounted radiator and exposed beams.

BEDROOM

13' 9" x 8' 9" (4.19m x 2.67m)
Double bedroom with wooden single glazed window to the side, electric wall mounted radiator and ceiling light point. Cupboard with hanging rail.

BEDROOM

9' 4" x 11' 6" (2.84m x 3.51m)
Double room with wooden single glazed windows to the side. Ceiling light point, electric wall mounted radiator and exposed beam.

SHOWER ROOM

5' 6" x 5' 4" (1.68m x 1.63m)
Fitted with a three piece suite comprising of shower cubicle with electric shower, wall hung wash hand basin with mixer tap and low level, dual flush WC. Fully tiled to walls, floor tiling, electric ladder style towel radiator, ceiling light point, extractor and wall mounted heater.

FIRST FLOOR LANDING

Light tube for natural light, wall light and wooden door into:



LOUNGE

6' 7" x 11' 2" (2.01m x 3.4m)
Wooden flooring with wooden glazed double doors to a metal Juliette balcony offer a view over roof tops to Hoad Monument. Two electric wall mounted radiators, arched alcoves with lighting and high level storage. Exposed beams, intercom, ceiling light point and Velux roof window allowing ample natural light. Open to:

KITCHEN/DINER/SNUG

20' 10" x 9' 6" (6.35m x 2.9m)
Snug area
Wooden glazed double doors open to a metal Juliette balcony with views over roof tops to Hoad Monument. Wooden flooring, spot lights to ceiling, loft access, wall mounted electric radiator and wood burner set to tooled hearth with exposed flue.
Kitchen/diner
Fitted with a range of matching base, wall and drawer units with worktop over incorporating sink and drainer with swan necked mixer tap and hob. Eye level oven and grill, spot lights to ceiling, further moveable spot lights to cooking area and wooden window to other side. Tiled splash backs, tiled floor and space for upright fridge/freezer and plumbing and space for washing machine. A natural divide is created with a 'P' shaped breakfast bar with pendant light.

