



## Hornby

**£295,000**

17 Hornby Bank, Hornby, Lancaster, LA2 8LQ

Delightfully presented and offering well balanced accommodation, 17 Hornby Bank offers a wonderful family home which has been lovingly maintained for many years and is now ready for a new buyer to make their own.

Situated in a peaceful position within the popular village of Hornby, this home offers an open plan living/dining room with kitchen, two bedrooms and a bathroom to the ground floor and a further bedroom and store room to the first floor. With potential to really make this a forever home, there is also a paved driveway with a beautifully presented rear garden to complete the picture.

### Quick Overview

Wonderful Family Home  
Three Bedrooms & One Bathroom  
Peaceful Village Location  
Close to Local Amenities  
Well Presented Throughout  
No Upward Chain  
Scope for Modernisations  
Beautifully Maintained Garden  
Off Road Parking  
Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3499



Living/Dining Room



Living/Dining Room



Kitchen



Garden

## Property Overview

Step through the door into the open plan living/dining room, with the welcoming feel of this home being immediately apparent. With space for a dining table, this room provides the ideal space for hosting friends and family with access into the kitchen. The living area enjoys a large front aspect window with exposed stone fireplace and coal fire, ideal for cosying down on those cooler evenings. A door provides access into the inner hall.

The kitchen is well fitted with wall and base units, complementary work tops, tiled splash back and stainless steel sink with drainer, as well as a Creda oven with four ring hob. With space for a small table, the kitchen provides additional dining, as well as space for a freestanding fridge freezer and undercounter washing machine. A door opens into the garden with a gate to the front and path leading to the rear garden with flowers and shrubs, beautifully presented with lawn and patio areas for outdoor seating, ideal for enjoying a drink of something cool in the summer.

Follow into the inner hall where there is a large airing cupboard, ideal for storing essentials. The first two bedrooms can be found to the rear of the property, both being double rooms with windows overlooking the garden and ample space for additional furniture. The house bathroom is an attractive three piece suite comprising a walk in shower, wall hung sink and W.C. with complementary part tiled walls and floor and heated ladder towel radiator.

Follow the stairs to the first floor where you will find bedroom three; a great double room with large rear aspect window enjoying an outlook onto the garden and views stretching beyond, with ample space for additional furniture. To the left of the landing, a generous room, currently a walk in attic, offers a blank canvas and great potential as a further bedroom as desired (subject to consents).

All in all, this home is a lovingly maintained, wonderfully presented family home that is ready and waiting for a new buyer to make their own. Early viewing is highly recommended!

What3words ///vision.cadet.they

## Accommodation (with approximate dimensions)

### Ground Floor

Open Plan Living Dining Room 16' 4" x 11' 9" (4.98m x 3.58m)

Kitchen 10' 2" x 10' 2" (3.1m x 3.1m)

Bedroom One 13' 0" x 9' 10" (3.96m x 3m)

Bedroom Two 11' 11" x 9' 4" (3.63m x 2.84m)

### First Floor

Bedroom Three 18' 5" x 11' 11" (5.61m x 3.63m)

Store/Bedroom Four 13' 1" x 10' 0" (3.99m x 3.05m)

## Property Information

### Garden

A patio path leads to the rear of the property, enjoying patio areas for outdoor seating and well maintained lawn with flowers and shrubs, being enclosed for privacy.

A garden shed offers a great space for storing those all important garden essentials.

### Parking

A paved driveway to the front provides off road parking.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Lancaster City Council.

### Tenure

Freehold. Vacant possession upon completion.

### 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.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



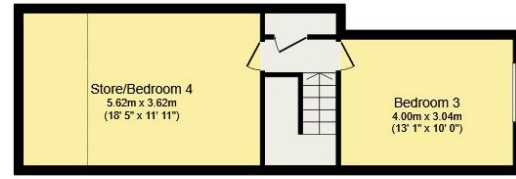
Bedroom Three



Bathroom



**Ground Floor**



**First Floor**

**Total floor area 118.8 m<sup>2</sup> (1,279 sq.ft.) approx**

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.



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/03/2024.