



Kirkby Lonsdale

£265,000

5 Horse Market, Kirkby Lonsdale, Carnforth, LA6 2AS

5 Horse Market presents a great opportunity to acquire a link-detached home within the centre of Kirkby Lonsdale. Offering a kitchen, living room and shower room to the ground floor, with two double bedrooms to the first floor and a patio garden to the side of the property with space for outdoor seating.

Now in need of updating, this home provides great scope for a new buyer to make it their own, and would make an ideal first time buy or investment opportunity!

Quick Overview

Link-Detached Home
 Two Bedrooms & One Bathroom
 Central Location within Kirkby Lonsdale
 Walking Distance to Local Amenities
 Living Room/Diner & Kitchen
 Great First Time Buyer or Investment Opportunity
 Scope for Renovations & Modernisations
 Patio Area for Outdoor Seating
 Within a Conservation Area
 Superfast Broadband Available



2



1



1



E



Superfast
Broadband*

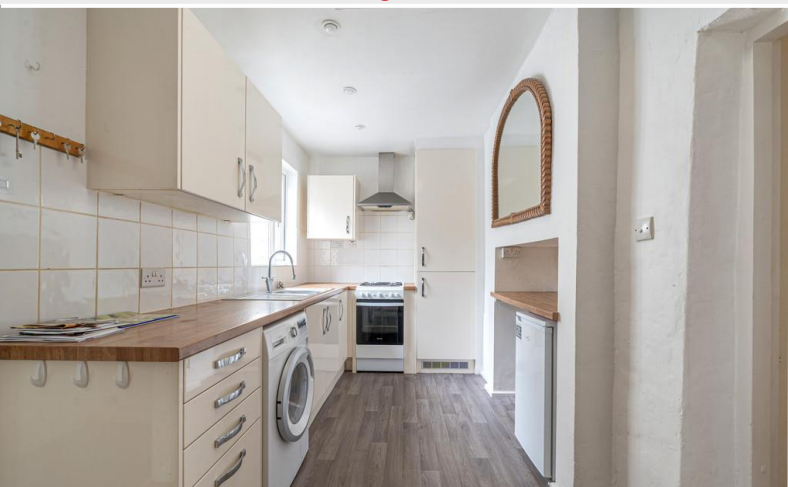
Property Reference: KL3517



Living Room



Living Room



Kitchen



Kitchen

Property Overview

Welcome to 5 Horse Market; a link-detached property with great potential to make your own, and enjoying a central location within the sought after market town of Kirkby Lonsdale.

On approach to the property, enter the shared courtyard and the property is straight ahead. Follow into the entrance hall with stairs to the first floor and space for hanging coats. A wooden latch door welcomes you into the living space with front aspect windows and a feature exposed stone fireplace with wood burning stove creating a cosy atmosphere to enjoy on those cooler evenings. With space for a dining table, it is also ideal for enjoying meals with family and friends.

Follow into the kitchen; a light and bright space with wall and base units, complementary worktops and a one and a half stainless steel sink with drainer. With space for an undercounter fridge/freezer and washing machine, integrated appliances include an oven with four ring hob and extractor over. The kitchen also houses the Ideal boiler and a door opens into an inner hall with access out onto the patio, with space for outdoor seating.

The shower room can also be found to the ground floor, and, now in need of some updating, comprises a shower, pedestal sink and W.C. with part tiled walls.

Follow the stairs to the first floor where you will find the two double bedrooms; both filled with light and enjoying dual aspect windows with ample space for additional furniture, now ready and waiting for a new buyer to make their own.

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.

What3words ///cares.justifies.reshape

Accommodation (with approximate dimensions)

Kitchen 15' 0" x 6' 4" (4.57m x 1.93m)

Living Room 12' 5" x 14' 11" (3.78m x 4.55m)

Bedroom One 15' 8" x 7' 1" (4.78m x 2.16m)

Bedroom Two 12' 3" x 8' 4" (3.73m x 2.54m)

Property Information

Outside

A shared access courtyard to the front leads to the property, with a private patio to the side with space for outdoor seating.

Store

An attached store provides great additional storage space.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band C.

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.



Bedroom One



Bedroom Two



Shower Room



Patio Area

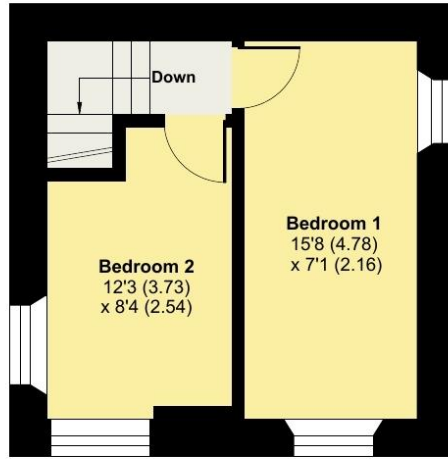
Horse Market, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 684 sq ft / 63.5 sq m

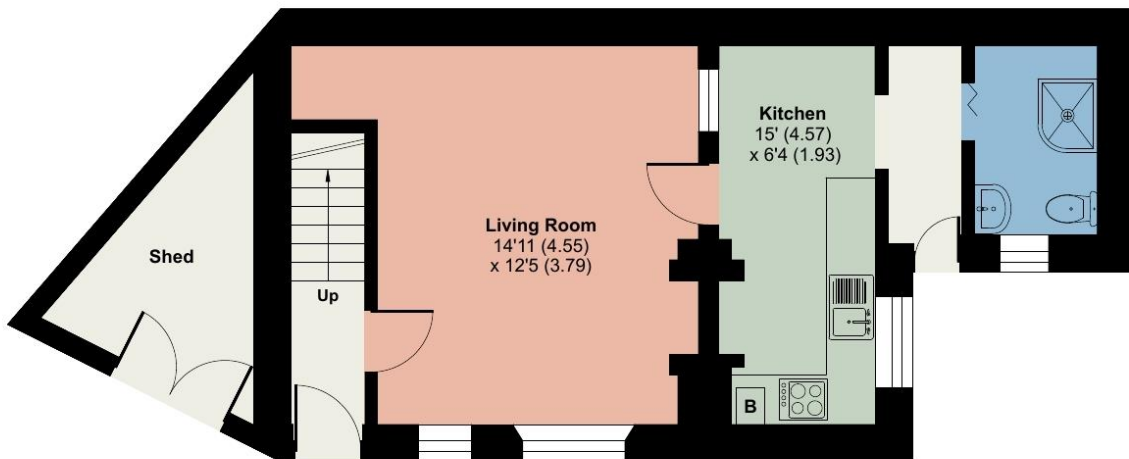
Outbuilding = 62 sq ft / 5.7 sq m

Total = 746 sq ft / 69.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1130312

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 17/05/2024.

Request a Viewing Online or Call 015242 72111