

## Holme

60% of Market Value £103,500

25 Mayfield Avenue, Holme, Carnforth, LA6 1PT

An immaculately presented first-floor apartment, perfect for first-time buyers, located in the charming village of Holme. This property boasts two double bedrooms, a modern open-plan kitchen and living area, allocated off-street parking, and is offered with no chain delay.

### Quick Overview

Well Presented First Floor Apartment  
Affordable Home at 60% of Market Value  
Open Plan Kitchen Living Area  
Two Double Bedrooms  
Quiet Residential Village Location  
Off Street Allocated Parking  
Nearby Bus and M6 Links  
No Chain Delay  
Perfect First Time Buy  
Superfast Broadband Available\*



2



1



1



C



Superfast  
Broadband



Allocated Parking

Property Reference: C2445



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

**Location** The village of Holme beckons with its timeless allure and idyllic setting. Surrounded by rolling hills and picturesque countryside, Holme offers a tranquil retreat from the hustle and bustle of modern life while providing easy access to amenities, M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster - Kendal and the Lake District.

**Property Overview** Step into the property through your own private front entrance and ascend the stairs to find a beautifully presented home featuring neutral, modern décor throughout.

The L-shaped, open-plan living, kitchen, and dining area is bathed in natural light, with dual-aspect windows and sleek wood flooring, creating a bright and airy space, ready for you to furnish and make your own. The fully equipped kitchen boasts stylish wood wall and base units, a complementary worktop, oven, hob, extractor fan, plumbing for a washing machine, space for an under-counter fridge and tiled flooring.

The two well-proportioned double bedrooms offer a blank canvas for your personal touch, featuring bamboo-style wood flooring and plenty of room for your furniture. Bedroom two also includes a convenient storage cupboard.

The apartment is completed by a chic, modern bathroom fitted with a white suite, including a bath with shower and screen, WC, and pedestal washbasin. Fully tiled with tasteful neutral stone-style tiles, the bathroom also features an illuminated mirror, radiator, and extractor fan.

**Outside & Parking** The residents' parking area, accessible through an archway, provides allocated spaces for each property, along with shared visitor parking. There is also a communal bin store.

**Directions** From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights turn left onto Scotland Road and leave Carnforth on the A6. At the third roundabout take the second exit towards Burton and follow the road through the village, taking a left turn, signposted Holme. Pass over a humpback bridge and take a right turn onto Mayfield Avenue. Follow the road for a short distance, until you reach the newer build properties. Number 25 is situated on the right hand side.

**What3Words** ///launch.rather.immune

### Accommodation with approximate dimensions

**Living/Dining Room** 17' 8" x 11' 6" (5.38m x 3.51m)

**Kitchen** 7' 5" x 6' 8" (2.26m x 2.03m)

**Bedroom One** 15' x 8' 9" (4.57m x 2.67m)

**Bedroom Two** 12' 9" x 8' 7" (3.89m x 2.62m)

### Property Information

**Services** Mains gas, water and electricity.

**Council Tax** Band A - Westmorland & Furness Council

**Tenure** Leasehold - Subject to the remainder of a 999 year lease dated the 1st January 2005. The freehold is owned jointly between flats 25 and 27 with each flat being responsible for their own maintenance and insurance.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

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

**Local Occupancy & Affordable Restrictions** Prospective purchasers will be required to submit a Low Cost Home Ownership application to the Council for approval prior to purchasing, please contact the office for further details.

There is a local occupancy restriction on the property which states you must live in the parishes of Holme, Burton-in-Kendal, Hutton Roof, Beetham, Lupton, Kirkby Lonsdale, Milnthorpe and Arnside but the council does have discretionary powers, so any applicants who have a local connection in South Lakeland may apply to the Housing Officer at Westmorland & Furness Council.



Bedroom One



Bedroom One



Bedroom Two

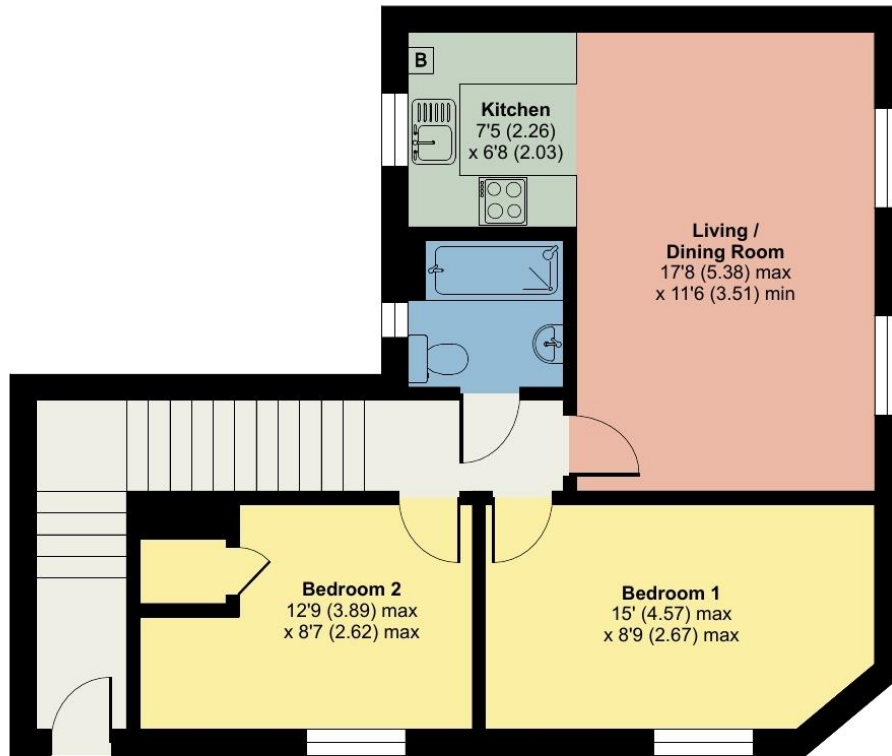


Bathroom

# Mayfield Avenue, Holme, Carnforth, LA6

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1183085

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