



34 Castlegarth, Sedbergh  
£128,000



## 34 Castlegarth

### Sedbergh

A second floor apartment situated within the market town of Sedbergh. The market town offers a library, veterinary practice, town gym, medical centre, dentist and two petrol stations together with a good range of shops, cafes, restaurants and public houses and there is a good choice of walks locally. There are regular bus services to both Kendal and Kirkby Lonsdale and Sedbergh is just a short drive from Junction 37 of the M6.

This 2 bedroom apartment offers a opportunity to enjoy comfortable living with easy access to the breathtaking Yorkshire Dales National Park. Upon entering the property, walk across the entrance hall to be welcomed by a spacious sitting room boasting far-reaching views, creating an ideal space for relaxation and unwinding after a long day. The kitchen with dining space is perfect for cooking enthusiasts and enjoying a meal. The apartment also benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the seasons. With two generously sized double bedrooms, this apartment provides ample space for residents. A light and airy three-piece suite bathroom completes the living quarters. Conveniently located just a short walk from the town's amenities, this property also features on-street parking to the front and a storage shed to the rear, providing practical solutions for daily living needs.

With the convenience of a storage shed to the rear of the property, residents can easily store seasonal items or outdoor equipment, ensuring clutter-free living spaces inside the apartment.

- Second floor apartment
- Easy access to the Yorkshire Dales National Park
- Sitting room with far reaching views
- Kitchen with dining space
- Double glazing and gas central heating
- Two double bedrooms
- On street parking to the front
- Light and airy three piece suite bathroom
- Storage shed to the rear of the property
- Occupancy Restrictions Apply

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND A**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

Upon entering Sedbergh follow the Station Road as it merges into Main Street. Follow the road round to the right onto the A684 and then take the first exit at the round about. Carry on down the road and take the left onto Castlegarth to find number 34 straight ahead.

**WHAT3WORDS:** paving.sofa.blackbird





#### **ENTRANCE HALL**

10' 8" x 4' 6" (3.25m x 1.36m)

#### **SITTING ROOM**

16' 3" x 14' 3" (4.96m x 4.35m)

#### **KITCHEN**

11' 10" x 8' 11" (3.61m x 2.73m)

#### **BEDROOM**

11' 11" x 11' 10" (3.63m x 3.61m)

#### **BEDROOM**

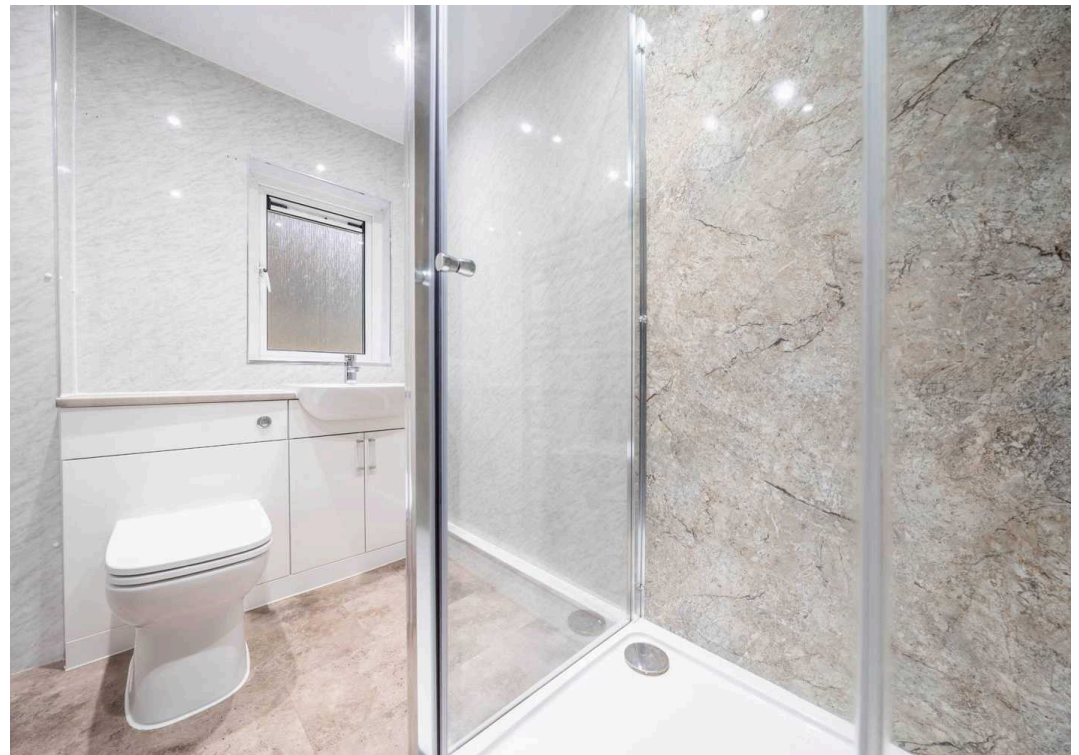
11' 0" x 8' 11" (3.35m x 2.73m)

#### **BATHROOM**

8' 10" x 5' 1" (2.70m x 1.55m)

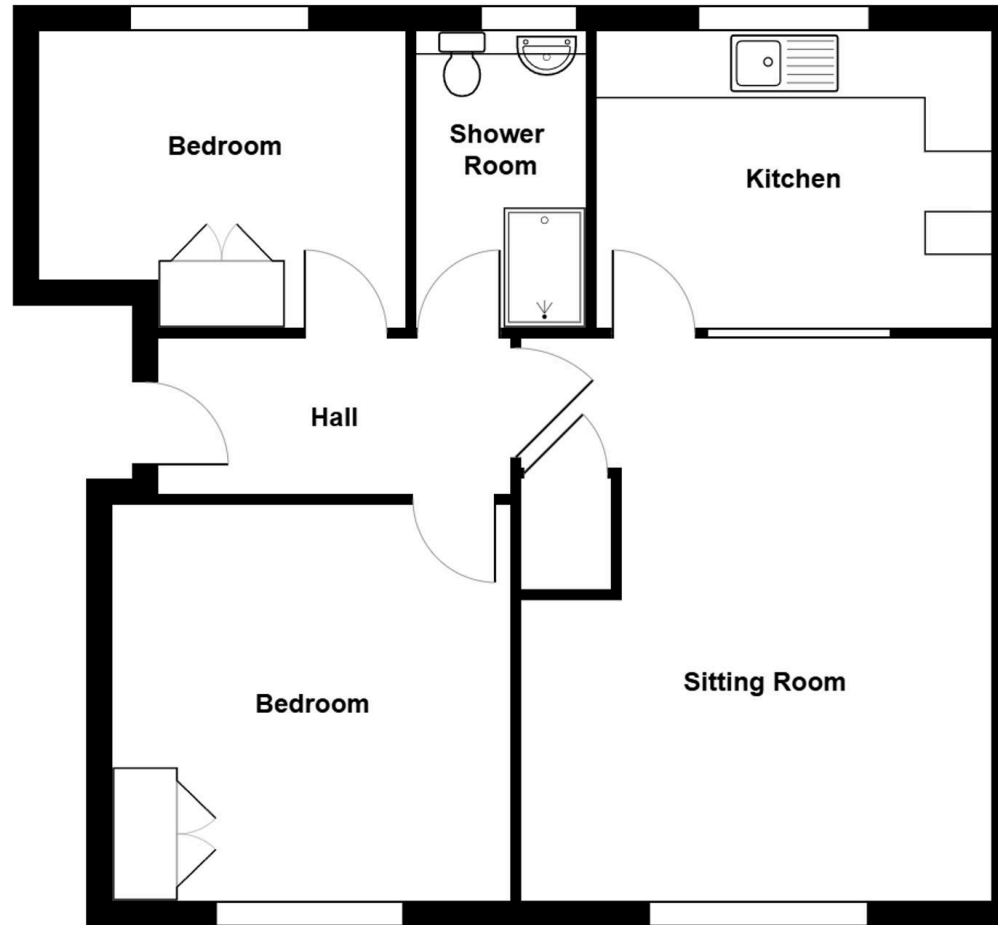
Local Occupancy restrictions apply











**Second Floor**

34 Castlegarth, Sedbergh

Total Area: 64.6 m<sup>2</sup> ... 695 ft<sup>2</sup>

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

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