



Holme

£115,500

51 Pear Tree Park, Holme, Cumbria, LA6 1SD

Nestled in the sought-after village of Holme, this two-bedroom apartment is situated on the first floor of a well-maintained block. Ideal for first-time buyers, the property is offered through an affordable housing scheme and provides a light, bright, and easily manageable home.

Quick Overview

- Affordable Home at 82.5% of Market Value
- Sought After Village Location
- Well Presented Apartment
- Allocated Parking
- Two Bedrooms, Both with Views
- Perfect First Time Buy
- Local Occupancy Restrictions Apply
- Superfast Broadband Available*



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Superfast
Broadband



Allocated Parking
Space

Property Reference: C2487



Living Room



Living Room



Kitchen



Kitchen

Step into this delightful property and immediately appreciate the space and charm it offers, enhanced by neutral, modern décor throughout. To your right, you'll find the living room - a bright and inviting space with plenty of room for a dining table and chairs. This room also seamlessly connect into the kitchen.

The kitchen is thoughtfully designed with stylish grey base and wall units, paired with wood effect worktops and complementary splashback tiling. It features a stainless steel sink with drainer and a matching extractor. There's ample space for a fridge freezer, oven, and plumbing for a washing machine.

Bedroom one is a generously sized double, offering rooftop views that stretch toward the distant hills. Bathed in natural light, this room provides ample space for wardrobes and additional furniture, making it both functional and inviting. The second bedroom, also positioned at the front of the property, is a cosy single room. Ideal as a guest bedroom, home office, or child's room.

The bathroom is tastefully designed, featuring a white three-piece suite that includes a bath with an overhead shower, a pedestal wash hand basin, and toilet. Additional conveniences include an extractor fan and a heated towel rail, combining style with practicality in this contemporary space.

At the rear of the building, you'll find designated, numbered parking spaces allocated to each property, along with shared visitor parking spaces. Additionally, there is a communal drying area available for residents' use.

Accommodation with approximate dimensions

Living Room 13' 10" x 11' 8" (4.22m x 3.56m)

Kitchen 8' 9" x 6' 2" (2.67m x 1.88m)

Bedroom One 11' 6" x 10' 6" (3.51m x 3.2m)

Bedroom Two 9' 6" x 7' 1" (2.9m x 2.16m)

Bathroom

Property Information

Tenure Leasehold - Subject to the remainder of a 999 year lease dated the 1st January 2003.

Council Tax Band A

Services Mains gas, electricity, water and drainage. Superfast broadband available.

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

Directions From the Hackney and Leigh Carnforth office, turn right and proceed towards the traffic lights. At the lights turn left and leave Carnforth heading north on the A6, going straight on at the first two roundabouts. At the third roundabout take the second exit towards Burton and follow the road through the village. Take a left turning signposted towards Holme, passing over the motorway bridge and take the second right onto North Road. Proceed along North Road, and turn left onto Pear Tree Park, follow the road round where you will find 51 located on your left.

What3Words ///partners.reservoir.trend

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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.

Anti-Money Laundering Regulations 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



Bathroom

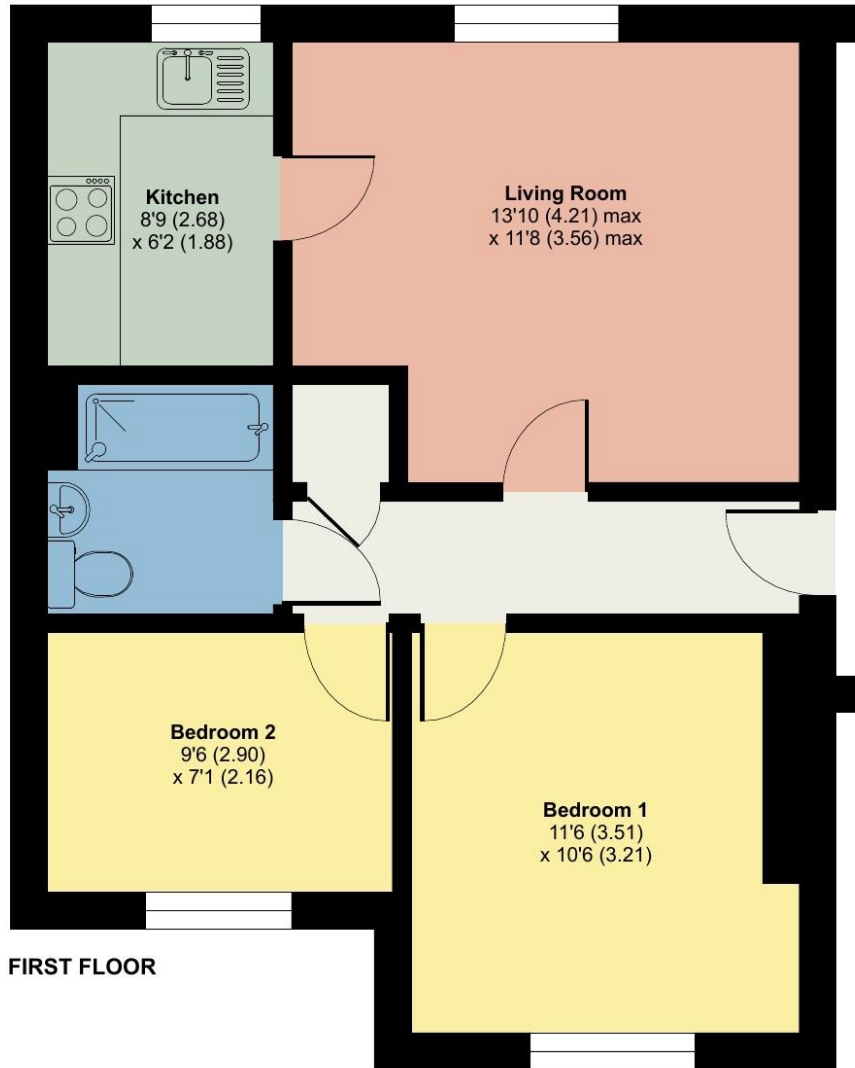


Allocated Parking Space

Pear Tree Park, Holme, Carnforth, LA6

Approximate Area = 512 sq ft / 47.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1229232

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