



Kirkby Lonsdale

£150,000

Flat 2, 63 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AH

Flat 2 is a well-appointed second-floor apartment positioned in the heart of Kirkby Lonsdale. Tucked away from the main street within a courtyard setting, the property is accessed via stairs leading to a communal landing.

Kirkby Lonsdale is a highly sought-after market town, renowned for its picturesque setting on the edge of the Lake District and Yorkshire Dales National Parks. The town offers a vibrant community atmosphere with a range of independent shops, cafés, restaurants and traditional pubs, as well as a range of local amenities. The River Lune provides a beautiful scenic walk right on the doorstep, making it an ideal location for those seeking both convenience and countryside living.

Quick Overview

- Second Floor Apartment
- Idyllic Central Location in Kirkby Lonsdale
- Walking Distance to Local Amenities
- Light & Bright Living Room
- Character Features Throughout
- No Onward Chain
- Ideal First Time Buy or Investment Opportunity
- Superfast Broadband Available



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Superfast
Broadband*



Permit Parking
Available

Property Reference: KL3707



Hallway



Kitchen



Living Room



Living Room

Upon entering the apartment, a communal hallway provides access to the first and second floors. Follow the stairs to the second floor, where a door opens to an entrance hall. To the left is the kitchen, fitted with a range of wall and base units, complementary work tops, tiled splashback, and side window above the sink. There is an integrated oven with a four-ring hob and extractor over, along with space for additional appliances. A useful walk-in storage cupboard houses the Ideal boiler and offers ample space for coats and shoes.

Continuing along the hallway, the bathroom is fitted with a bath and shower over, W.C., pedestal sink, and part-tiled walls. The bedroom is a cosy double room featuring a rear-aspect window, exposed beam, and space for freestanding furniture.

A step up from the hallway leads into the living room, a warm and inviting space with characterful beams and two front-aspect windows that allow plenty of natural light to flood in. An electric fire with mantelpiece provides a focal point, with ample room for a range of furnishings.

All in all, this property offers a great opportunity for first time buyers or investors to acquire an apartment within the heart of Kirkby Lonsdale, offering the scope for a new owner to make it their own.

Accommodation with approximate dimensions:

Kitchen 8' 2" x 6' 7" (2.49m x 2.01m)

Bathroom

Bedroom 9' 10" x 9' 3" (3m x 2.82m)

Living Room 10' 9" x 12' 3" (3.28m x 3.73m)

Property Information

Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

Tenure

Leasehold. Subject to the remainder of a 999 year lease dated 24th June 1988. There is a ground rent of £30.00 per annum. A copy of the lease is available for inspection at the office.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band A.

Energy Performance Certificate

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

What3words: ///spines.succeed.artichoke

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Bedroom



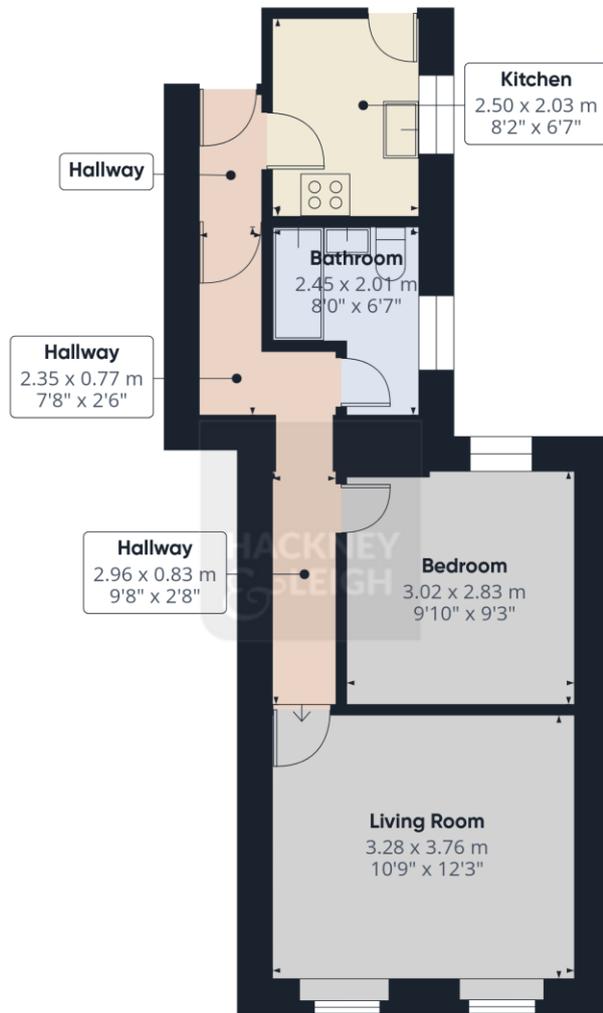
Bedroom



Bathroom



63 Main Street



Approximate total area^m
36.9 m²
397 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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