A charming stone built cottage being double fronted and enjoying two bedroomed accommodations arranged over three floors. Well presented and an ideal lock up and leave holiday home.

Situated in one of the many yards in this Yorkshire Dales market town it offers an appealing home found just off the Main Street and is well situated for all the facilities and amenities on offer.

£138,000

1 Bushby Yard
Sedbergh
Cumbria
LA10 5DB

Property Ref: KL2974
Location  From the Dalesman walk over Howgill Lane along the Main Street

Description  A lovely stone built cottage, just off the Main Street with two bedroomed accommodation and an open plan living/kitchen. The property has an attractive stone fireplace with stove, gas central heating and part double glazing. Located within easy walking distance to the shops and amenities of this Yorkshire Dales market town.

Accommodation (with approximate dimensions)

Entrance  Entered via a hardwood door.

Open Plan Living Room/Kitchen  16’ 2” x 12’ 2” (4.93m x 3.71m) Two double glazed windows to the front aspect and one to the side. Ceiling light point. Feature Dunsley multi-fuel stove set in a stone fireplace. Plinth ideal for a television. Cupboard housing meters. Slate floor. Shaker style kitchen with marble effect work surfaces incorporating and integrated stainless steel sink unit and drainer with mixer tap. Space for a fridge. Return staircase to the first floor, exposed timber lintels and telephone point.

First Floor Landing  Ceiling light point.

Bedroom One  16’ 0” x 12’ 5” (4.88m x 3.78m) Two double glazed windows to the front aspect. Ceiling light point, central heating radiator, television and telephone points.

Second Floor Landing  Ceiling light point. Cupboard housing Worcester combi boiler.
Bedroom Two 12' 5" x 6' 10" (3.78m x 2.08m) Double glazed window to
the front aspect and a velux window. Ceiling light point, exposed
purlins, useful cupboard and central heating radiator.

Bathroom Double glazed window to the front aspect. Fitted with a
three piece suite comprises; panelled bath with shower over, pedestal
hand wash basin and low level W.C with partly tiled walls. Shaver light
and central heating radiator.

Outside Shared courtyard. Three useful stores.

Services Mains electric, mains gas, mains water and mains drainage.

Council Tax Band B - South Lakeland Council.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

is available on our website and also at any of our offices.
A thought from the owners...

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Ground Floor

Approx Gross Floor Area = 597 Sq. Feet
= 55.34 Sq. Metres

For illustrative purposes only. Not to scale.