



## Kirkby Lonsdale

**£195,000**

4 Old Auction Mart  
Kirkby Lonsdale  
Carnforth  
LA6 2AF

An easy to manage and economical to run two bedroom mews style cottage which enjoys one parking space and is located close to the Market Square and Main Street and easy walking distance of the amenities that Kirkby Lonsdale has to offer. Ideal for those looking for a new opportunity/First Time Buyers.

Property Ref: KL3203

2

1

1

C



Living Room



Kitchen/Dining Area



Living Room

**Location** From Kirkby Lonsdale Market Square with The Royal Hotel behind you, cross the square and enter The Old Auction Mart Yard to the left of the Square. The property is round the corner from the hairdressers.

#### Accommodation (With Approximate Dimensions)

**Living Room** 19' 4" x 12' 0" (5.89m x 3.66m) As you enter Number 4 you are presented with a spacious living area. Large double glazed windows overlooking the front aspect. There is a cupboard located underneath the stairs for extra storage or a place for your shoes. Wooden flooring and a central heating radiator. Television point. Artex design ceiling with light point. French doors leading to;

**Kitchen/Dining Area** 12' 3" x 11' 11" (3.73m x 3.63m) Fitted with an attractive range of wall and base units with complementary working surfaces, inset bowl stainless steel sink and co-ordinating part tiled walls. Built in Electrolux oven and matching four ring gas hob with cooker hood and extractor over. Integrated fridge freezer. Plumbing for washing machine. Attractive flooring, central heating radiator, spotlights and two Velux windows. Space for dining table and chairs.

**First Floor Landing** 8' 9" x 7' 0" (2.67m x 2.13m) Leading from a return stair case; the landing compromises of an airing cupboard with shelving for extra storage as well as housing the boiler.

**Family Bathroom** A three piece suite comprises; panelled bath with shower over, hand wash basin and low W.C. Extractor fan,



Bedroom One

complementary part tiled walls, downlights and laminate flooring.

**Bedroom One** 11' 11" x 12' 0" (3.63m x 3.66m) A double bedroom with a double glazed window overlooking the front aspect. Exposed lintel and ceiling light point. Central heating radiator.

**Bedroom Two** 8' 0" x 12' 0" (2.44m x 3.66m) A double bedroom with a step to a Velux window overlooking the rear aspect. Ceiling light point. Built in wardrobes and central heating radiator.

**Outside** The property has the benefit of one allocated parking space within the car park to the front. The yard to the front aspect for bins/recycling and other storage.

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

**Council Tax** South Lakeland District Council - Band D

**Tenure** Freehold.

**Viewing** Strictly by appointment with Hackney & Leigh Kirkby Office.

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



Bedroom Two



Bathroom



Ground Floor



First Floor

Gross internal square footage = Approx 732 Sq Ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

© Drawing by Business Etc Ltd. Unauthorised reproduction prohibited. Drawn in the UK.  
Drawing No. KL2334R

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.