

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886
www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



32A, Market Street, Kirkby Stephen

- Character Apartment In Central Town Location
- Deceptively Spacious Over Four Floors
- Cosy Living Room/Diner
- Kitchen
- Utility Room
- One Double Bedroom
- Attic Room
- Patio Courtyard
- Chain Free
- Ideal Starter Home, Holiday Home Or Investment Property

Postcode: **CA17 4QW**

Tenure: **Leasehold**

Council Tax Band: **A**

Energy Efficiency Band: **E**

Local & Planning Authority:
**Westmorland and Furness
Council**

Guide Price: £120,000 - £135,000



32A Market Street is a deceptively spacious one-bedroom apartment located in the heart of Kirkby Stephen.

Kirkby Stephen is conveniently situated just ten miles from Junction 38 of the M6 motorway, offering excellent access to Kendal, Penrith, Appleby, and the Lake District. The scenic Settle to Carlisle Railway is right on the doorstep, and both the Coast to Coast and Lady Ann footpaths pass through the area. The town boasts highly regarded primary and grammar schools, a wide range of shops, restaurants, and pubs, as well as a church, chapel, and a doctor's surgery. Additionally, Kirkby Stephen hosts a traditional weekly outdoor market and an agricultural auction mart.



Internally, 32A Market Street offers accommodation spread over four floors. The ground floor features a practical entrance area, which also serves as a utility room. On the first floor, you'll find a cosy living room with a dining area, complemented by an open fireplace and a well-appointed kitchen. The second floor houses a spacious double bedroom overlooking the High Street, alongside a generous shower room. On the third floor, an attic room offers versatile potential, ideal for use as a dressing room to complement the master suite, a home office, or a studio.



Externally, the property benefits from a private patio courtyard, perfect for enjoying the afternoon sun.

This property offers a flexible opportunity, making it an ideal choice for first-time buyers, those seeking a holiday retreat, or investors looking for a centrally located apartment.

GROUND FLOOR

Entrance/Utility Room Tiled flooring. Baxi gas boiler. Basin. Plumbing for washing machine. Space for tumble dryer or freezer. Telephone point. Radiator. Window overlooking the courtyard.



FIRST FLOOR

Stairs Fitted carpet. Board & beam ceiling.

Living Room/Diner Fitted carpet. TV & telephone point. Open fireplace with wood mantel piece and marble hearth. Radiator. Two windows over dual aspects.

Kitchen Vinyl flooring. Loft access. Good range of wall and base units. One & a half stainless-steel sink. Integrated oven and gas hob with extractor hood. Radiator. Window overlooking the courtyard.



SECOND FLOOR

Bedroom Large double bedroom. Fitted carpet. Radiator. Window overlooking the High Street.

Bathroom Tiled flooring. Basin in vanity unit. W/C. Shower cubicle with shower board and rain shower head. Large storage cupboard. Heated towel rail. Window overlooking the courtyard.

THIRD FLOOR

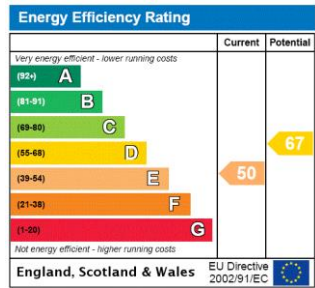
Attic Room Wooden stairs leading up to the attic room. Fitted carpet. Pitched ceiling with exposed beams. Storage cupboard. Telephone point. Smoke alarm. Velux window.

OUTSIDE

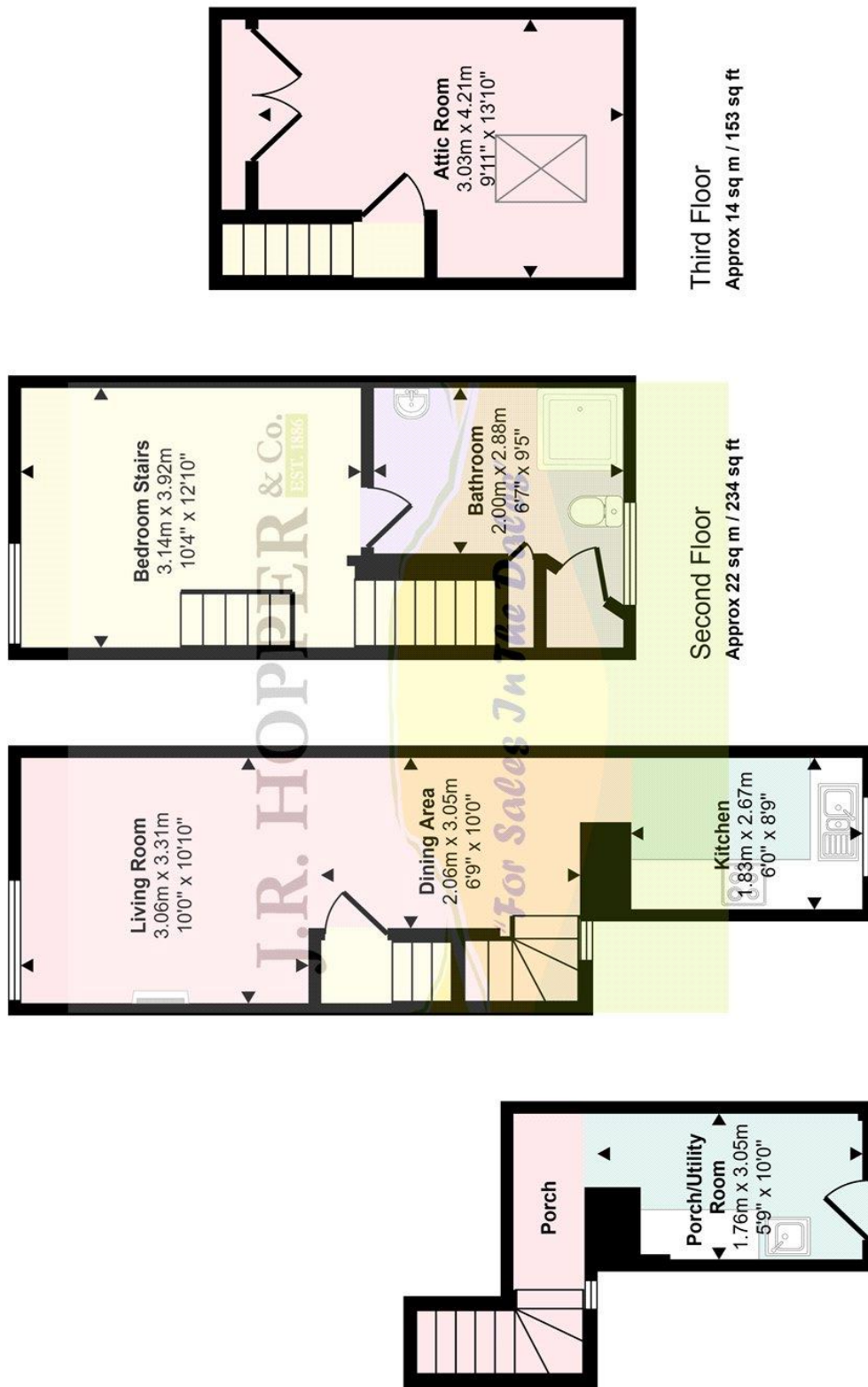
Wrought iron gates. Flag stones leading to front door. Steps up to patio area with room for seating. Wooden summerhouse. Outside tap. Room for bins. Wooden decked area. Wooden pergola.

AGENTS NOTES

The property has gas central heating.
Broadband: Basic 18 Mbps
Superfast 80 Mbps
No flood history.



Approx Gross Internal Area
71 sq m / 762 sq ft



Ground Floor
Approx 9 sq m / 98 sq ft

First Floor
Approx 26 sq m / 276 sq ft

Third Floor
Approx 14 sq m / 153 sq ft

Second Floor
Approx 22 sq m / 234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.