

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"



8 Mellwood, Kirkby Stephen

- Well-Presented First Floor Apartment
- Walking Distance To Town Centre
- Two Generously Sized Bedrooms
- Bright and Spacious Lounge
- Fitted Kitchen
- Modern Family Bathroom
- Efficient Storage Heaters
- Double Glazed Windows Throughout
- Private Balcony With Tranquil Views
- Garage and Off-Street Parking

Postcode: **CA17 4SD**

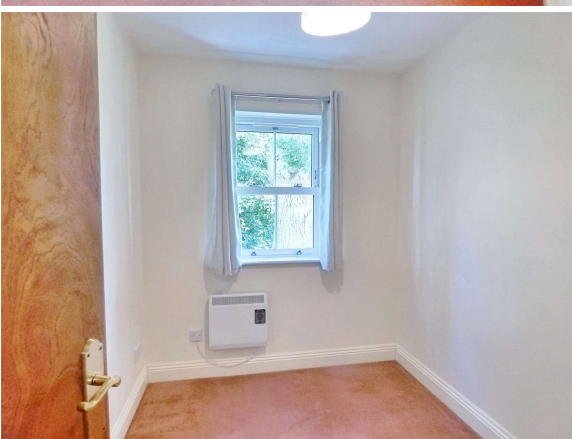
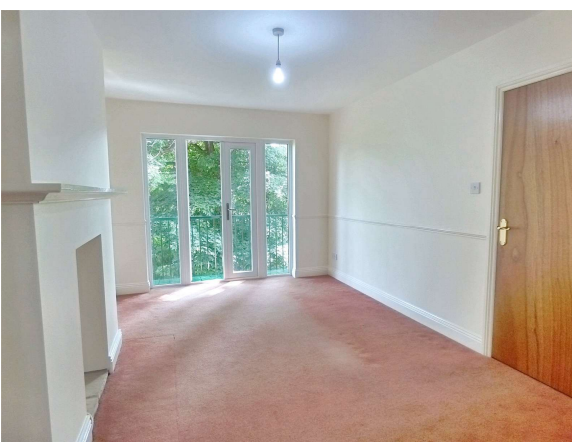
Tenure: **Leasehold**

Council Tax Band: **B**

Energy Efficiency Band: **D**

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

Guide Price: £135,000 - £145,000



8 Mellwood is a delightful first-floor apartment, ideally positioned in the heart of the historic market town of Kirkby Stephen.

This vibrant and well-connected town offers a wealth of amenities, including highly regarded primary and grammar schools, a wide range of independent shops, restaurants, traditional pubs, places of worship, and a medical centre. Kirkby Stephen is known for its strong community spirit, reflected in its weekly outdoor market and thriving agricultural mart. Conveniently located just 10 miles from Junction 38 of the M6 motorway, the town provides excellent transport links to Kendal, Penrith, Appleby, and the Lake District National Park.

The apartment itself is well proportioned, comprising two bedrooms, including a spacious double and generous single, a living room with French doors opening to a Juliet balcony, a well-appointed fitted kitchen, and a modern family bathroom. Additional benefits include double glazing throughout and electric storage heating.

Externally, the property offers the rare advantage of a private garage and off-street parking.

Whether you're looking for a first home, a holiday retreat, or a buy-to-let investment, 8 Mellwood presents a superb opportunity in a desirable location.

First Floor

Lounge Bright and airy lounge. Fitted carpet. Electric storage heater. TV point. Juliet balcony overlooking the rear.

Entrance Hall Fitted carpet. Telephone intercom.

Kitchen Vinyl flooring. Good range of wall and base units. Stainless steel sink. Electric hob and oven. Space for a fridge and washing machine. Sash window to the front.

Bathroom Laminate flooring. Heated towel radiator. Wash basin. Toilet. Bath with overhead shower. Frosted sash window to the front.

Bedroom 1 Double bedroom. Fitted carpet. Electric storage heater. Sash window overlooking the front.

Bedroom 2 Fitted carpet. Electric Storage heater. Sash window overlooking the rear.

Outside

Garage Up and over door. Power and lighting.

Parking Off-street parking available directly in front of the garage, with additional on-street parking nearby.

Leasehold

999 years from 1 April 2000.

Lease Term Remaining: 982 years

There is management charge of £60 payable per month (2025) . This covers maintenance of the building, insurance of the building, cleaning of the windows, checking fire alarms.

The freehold is owned by Place Secure Management company and is owned by each flat owner. When any property is purchased, each flat owner obtains 1 share in the management company.

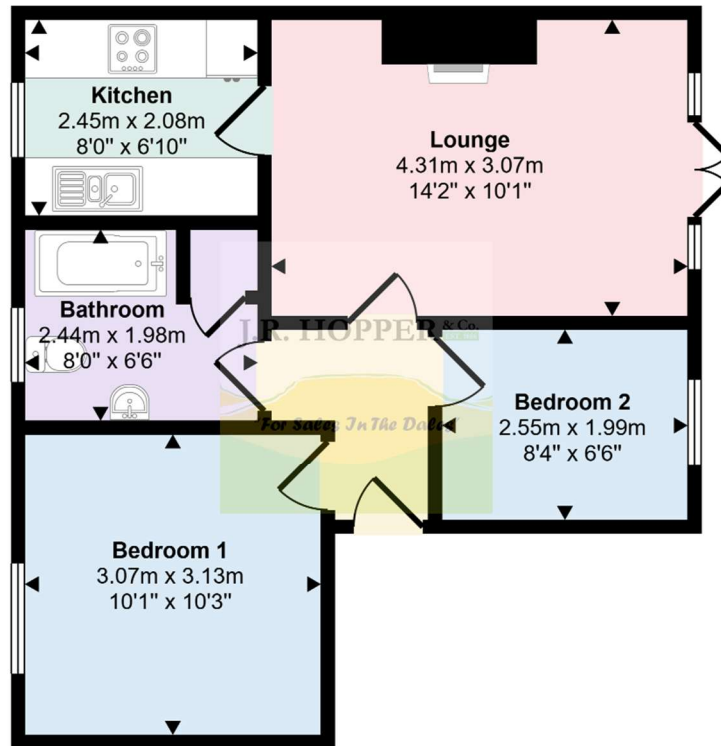
Services Mains water, electric and sewerage.

Broadband: Basic 19 Mbps | Superfast 80 Mbps

No history of flooding.

It has been successfully rented on a long term let achieving £600 PCM.

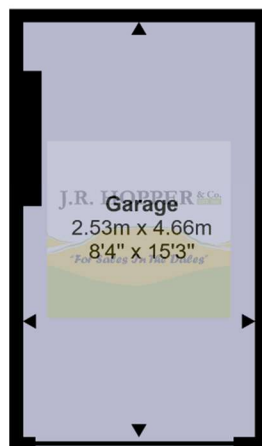




Floorplan

Approx 43 sq m / 462 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.



Garage

Approx 12 sq m / 127 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.