



25 Bainbridge Road, Sedbergh
£295,000



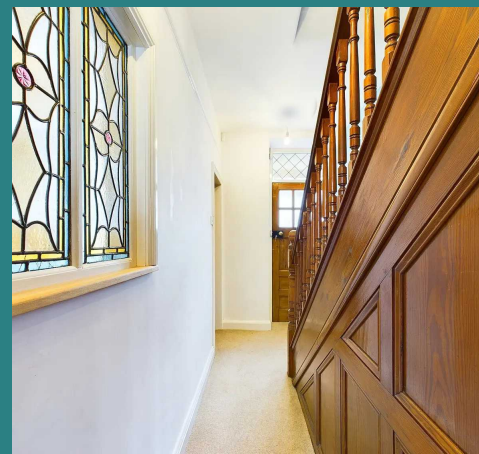
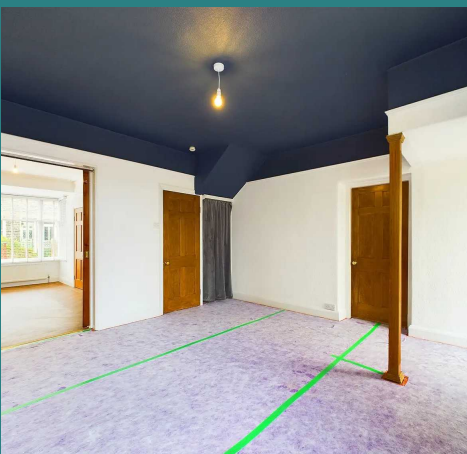


25 Bainbridge Road

Sedbergh

A well proportioned four bedroom period end terrace property. Conveniently located in the picturesque market town of Sedbergh, renowned for its status as a book town. The town's close proximity to the Howgill Fells and the Yorkshire Dales National Park offers a wealth of outdoor activities for nature enthusiasts. Furthermore, the Lake District National Park is just a short distance away, providing limitless opportunities for exploration and adventure. In summary, this exceptional four bedroom family home has an abundance of charm, off-street parking, and sits in a desirable location in the heart of Sedbergh.

From Kendal, travel along Sedbergh Road (A684), crossing the M6 motorway, towards Sedbergh, and pass D.T. Close car sales on the right-hand side, then entrance to Sedbergh School on the left-hand side. Continue onto Main Street and bear left to stay on Main Street. Turn left onto Joss Lane and then left again onto Bainbridge Road. No. 25 is located on the left-hand side.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ENTRANCE

To the front of the property, the timber door with glazed panels and a canopy opens to the hall.

HALL

The hall has a radiator, stairs rising to the first-floor landing, and timber doors to the dining room and lounge.

DINING ROOM

16' 6" x 8' 11" (5.03m x 2.72m)

Located at the front of the property, the dining room, with Amtico wood effect flooring, has a recessed fireplace with exposed timber lintel, a radiator, built-in shelving with storage cupboard, a decorative stained glass window into the hall, a timber single-glazed bay window, and timber-glazed sliding doors opening to the lounge.

LOUNGE

13' 11" x 13' 5" (4.24m x 4.09m)

Located to the rear of the property, the lounge has a recessed fireplace housing a multi-fuel stove and shelved built-in storage cupboards on either side. There is a radiator, a uPVC double-glazed window to the rear, a timber pillar, and a high-level cupboard housing the consumer unit. Open to the understairs storage area, a timber-glazed door to the rear porch, and a timber door to the kitchen.

REAR PORCH

10' 3" x 7' 9" (3.12m x 2.36m)

Stone steps lead down to the porch, which has glazing on three sides and a polycarbonate roof. A timber external door opens to the rear patio.

KITCHEN

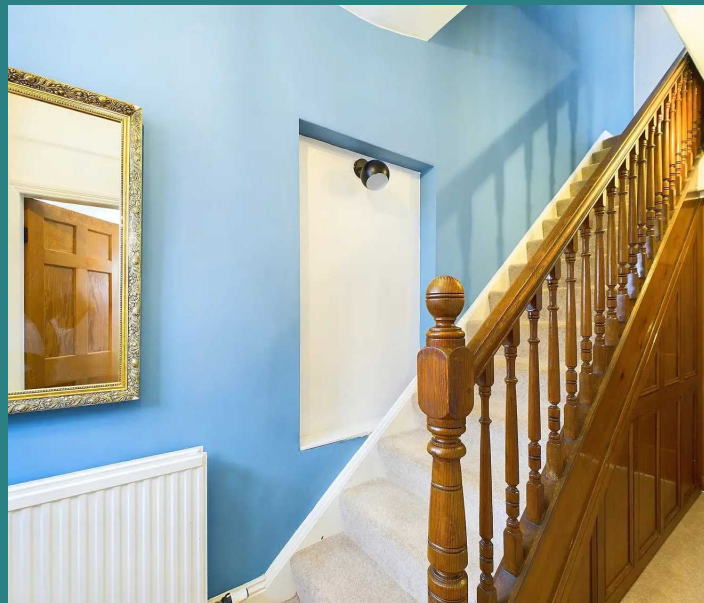
13' 3" x 7' 10" (4.04m x 2.39m)

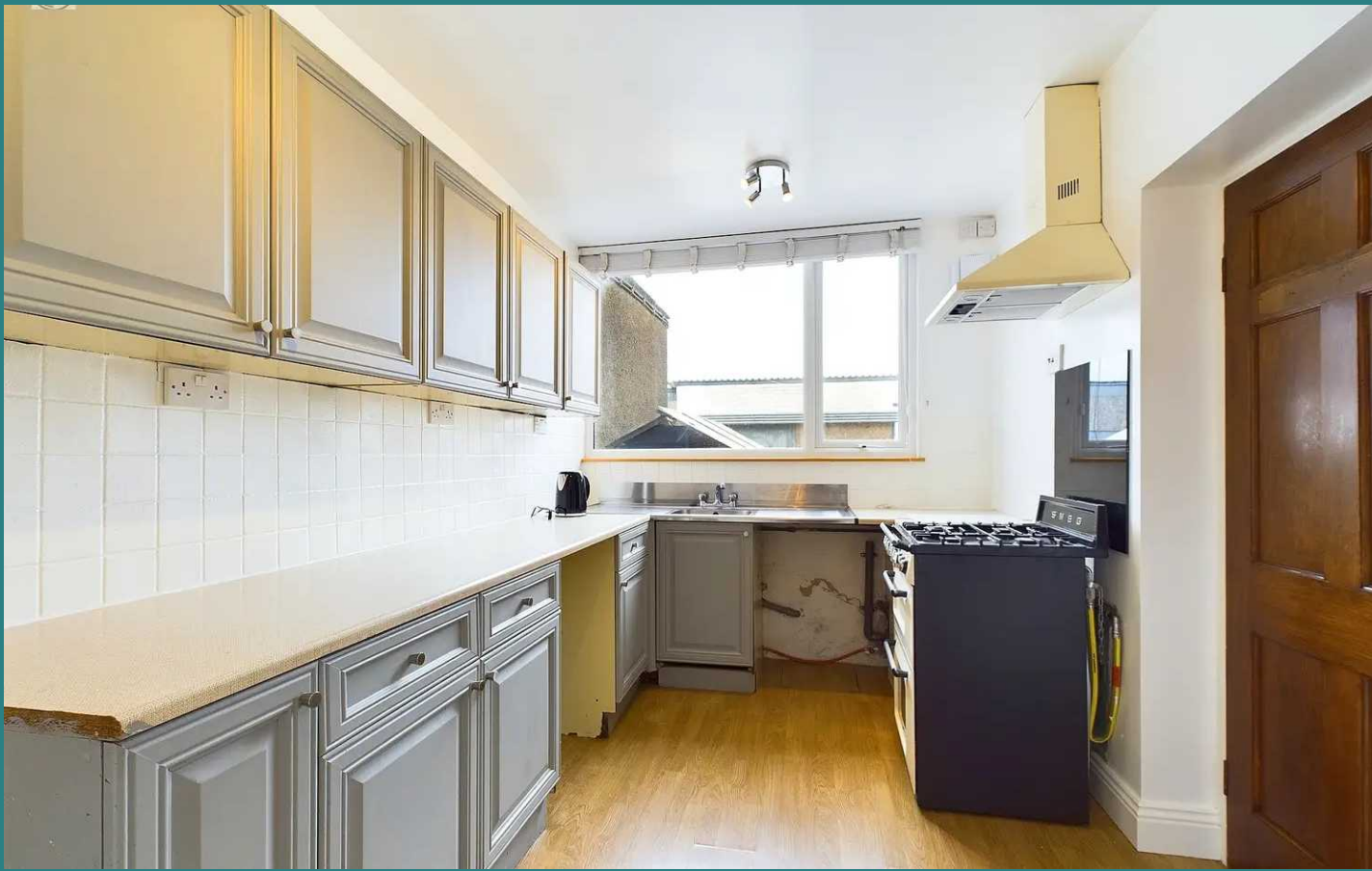
The kitchen has a range of fitted storage units with a complementary worktop, a double-drain stainless steel sink, a SMEG oven and extractor hood, space with plumbing for a washing machine, and space for an under-counter fridge. There is a ladder radiator, a door to the utility room, and a uPVC double-glazed window to the rear.

UTILITY ROOM

5' 2" x 5' 1" (1.57m x 1.55m)

The utility room has a door to the good-size storage cupboard and a timber door to the garage.





FIRST FLOOR LANDING

6' 1" x 3' 0" (1.85m x 0.91m)

Timber doors open to two bedrooms and the bathroom. Timber steps lead up to the second floor.

BEDROOM ONE

12' 1" x 11' 7" (3.68m x 3.53m)

To the front of the property, this room has exposed floorboards, a timber door to a walk-in wardrobe with light, rails, and shelves, a radiator, and a uPVC double-glazed window to the front.

BEDROOM TWO

9' 11" x 8' 2" (3.02m x 2.49m)

This room has exposed floorboards, a timber door to a walk-in wardrobe with light, rail, and shelf, a radiator, and a deep sill UPVC double-glazed window to the rear.

BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m)

The suite comprises a panel bath, pedestal wash hand basin, and WC. There is a built-in cupboard housing a Vaillant boiler, and there is a uPVC double-glazed window to the rear.

SECOND FLOOR

2' 10" x 2' 7" (0.86m x 0.79m)

Timber doors open to the two further bedrooms.

BEDROOM THREE

9' 11" x 9' 11" (3.02m x 3.02m)

This bedroom has exposed floorboards, a radiator, a uPVC double-glazed window to the rear, and a timber door to the Jack and Jill shower room.

BEDROOM FOUR

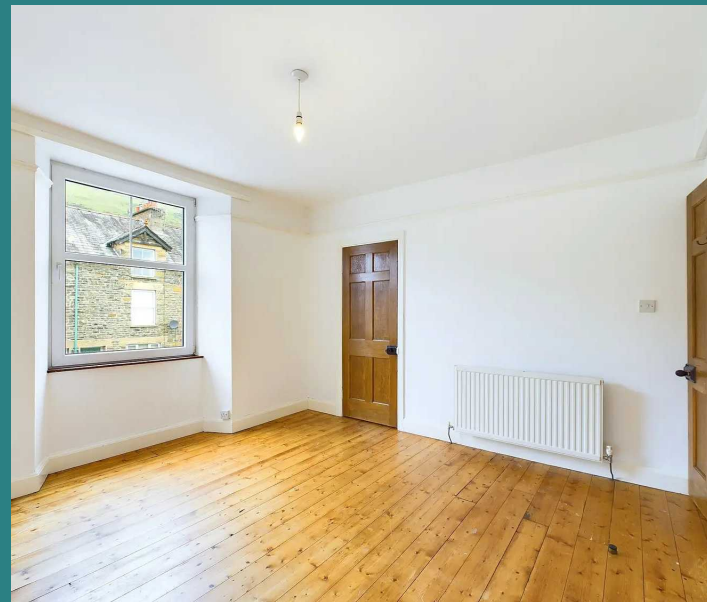
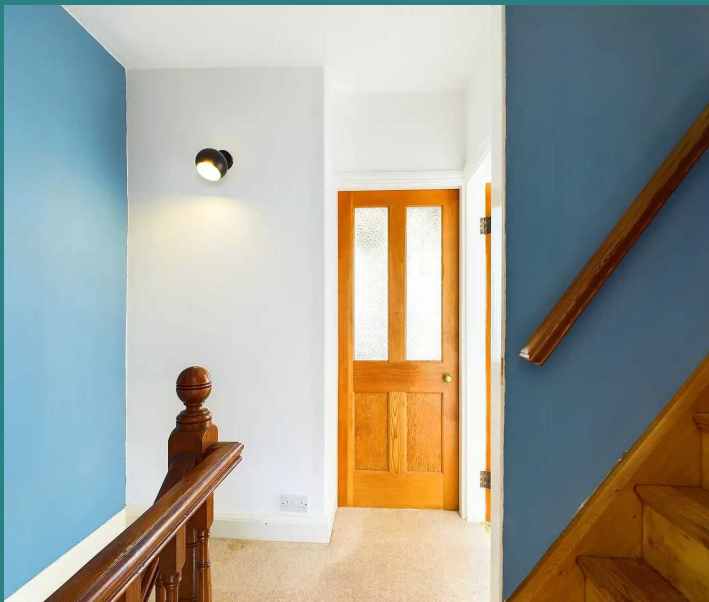
9' 11" x 9' 11" (3.02m x 3.02m)

This bedroom has exposed floorboards, a radiator, a uPVC double-glazed window to the front, an access hatch and ladder to the partially boarded and insulated loft space, and a timber door to the Jack and Jill shower room.

JACK AND JILL SHOWER ROOM

6' 5" x 5' 11" (1.96m x 1.80m)

The suite comprises a walk-in shower cubicle, a pedestal wash hand basin, and a WC. There is also a ladder radiator and a velux window.



GARDEN

To the front of the property, there is gated access within a stone wall, gravel, and stepping stones leading to the front door. To the rear is a paved patio with a raised, planted flower bed and gate. There is a timber garden shed.

SINGLE GARAGE

With an up-and-over door, power, and light. There is parking for one outside the garage.

SERVICES; Electric, gas, mains water and drainage.

Gas central heating and wood burning stove.

ADDITIONAL INFORMATION:

Please note that there is a planning proposal for residential development in Kings Yard, Bainbridge Road, Sedbergh.

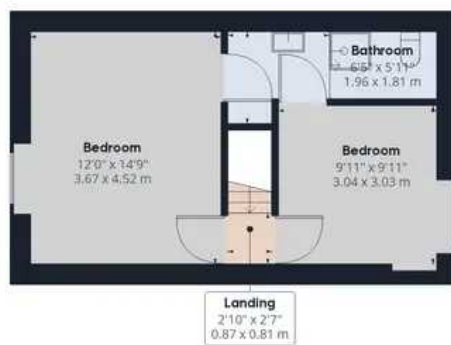




Ground Floor



Floor 1



Floor 2



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383 • kendal@arnoldgreenwood.co.uk • www.arnoldgreenwoodestateagency.co.uk/



**ARNOLD
GREENWOOD**

ESTAS

★★★★★

**CUSTOMER
SERVICE
AWARDS 2024**

SHORTLISTED

Verified reviews from homeowners