



Flat 2, 36 Main Street, Kirkby Lonsdale
£215,000



Flat 2

Kirkby Lonsdale

A well proportioned first floor apartment pleasantly situated within the heart of the market town of Kirkby Lonsdale conveniently placed for the amenities available which include a variety of shops, cafe's, public houses and restaurants, a doctors surgery, booths supermarket, a library and bank and offers easy access to an excellent bus route and road links to the M6.

Nestled in the heart of the charming market town of Kirkby Lonsdale, this 2-bedroom mid-terraced flat offers a prime opportunity for those seeking a well-connected residence. Situated on the first floor, this apartment boasts the convenience of gas central heating throughout, ensuring warmth and comfort all year round.

You will find an open plan living area, cleverly designed to provide a seamless transition between the living, dining, and kitchen spaces.

The kitchen, well-equipped with modern amenities, offers ample space for meal preparation and entertaining guests. The apartment features two generously-sized double bedrooms, providing ample space for residents to relax and unwind after a long day. Finished off with a three piece suite bathroom as well.

For nature lovers and outdoor enthusiasts, the property's proximity to road links leading to the Lake District National Park and the Yorkshire Dales presents endless opportunities for exploration and adventure. Ideal for first-time buyers or those seeking a well-appointed residence in a desirable location, this property presents a unique opportunity to experience the best of town living with easy access to stunning natural landscapes.

With its prime location, well-designed living spaces, and proximity to local amenities and natural wonders, this property is a rare find that is sure to capture the hearts of those looking for a place to call home.

- First floor apartment located in the centre of Kirkby Lonsdale
- Gas central heating throughout the property
- Substantial open plan living area with well equipped kitchen
- Easy access to all the towns amenities and farmers market
- Road links to the Lake District National Park and the Yorkshire Dales
- Three piece suite bathroom
- Links to the M6 Motorway
- Great first time buyers property

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING TBC

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: LEASEHOLD

DIRECTIONS

Flat 2 can be found across from the Kirkby Lonsdale office above the Pets Pantry shop.

WHAT3WORDS: currently.lung.crunching





FIRST FLOOR

ENTRANCE HALL

3' 1" x 2' 11" (0.95m x 0.89m)

INNER HALLWAY

6' 5" x 3' 2" (1.96m x 0.96m)

SECOND FLOOR

OPEN PLAN LIVING AREA

25' 2" x 12' 2" (7.68m x 3.71m)

BEDROOM

11' 8" x 10' 7" (3.55m x 3.23m)

BEDROOM

11' 6" x 11' 4" (3.50m x 3.45m)

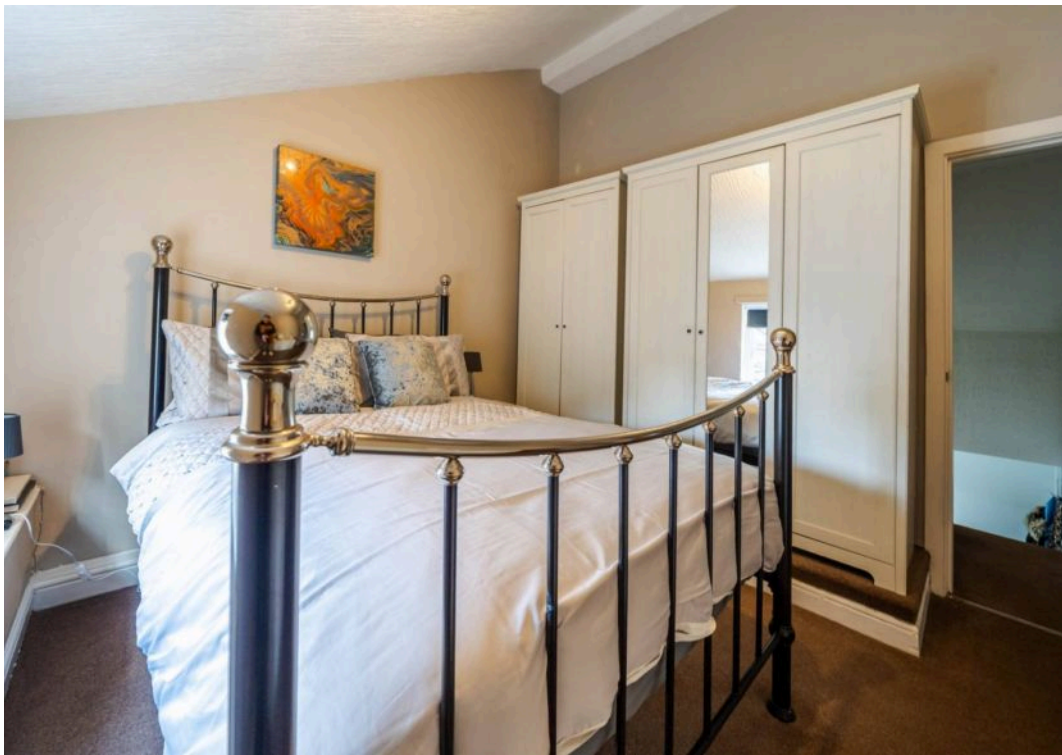
BATHROOM

10' 3" x 5' 5" (3.13m x 1.64m)

INNER HALLWAY

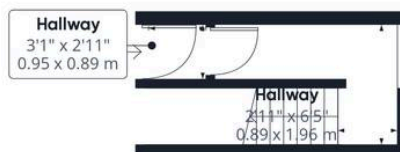
11' 8" x 2' 11" (3.56m x 0.89m)



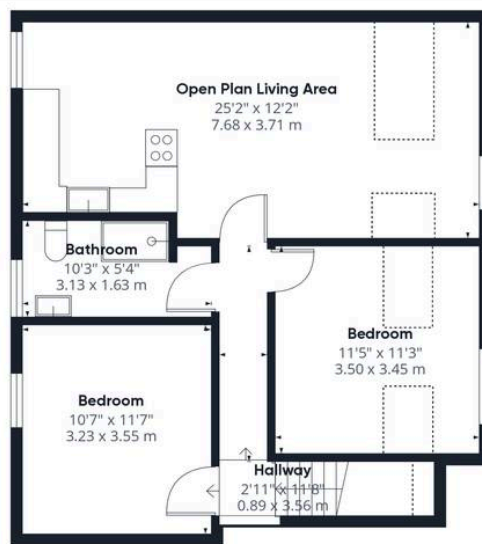








Ground Floor



Floor 1

Approximate total area⁽¹⁾

714.83 ft²
66.41 m²

Reduced headroom

50.3 ft²
4.67 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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