



6 Havera, Sedbergh
£260,000



6 Havera

Sedbergh, Sedbergh

This well proportioned mid terraced house is located in the historic market town of Sedbergh, on the edge of the Yorkshire Dales National Park. Surrounded by stunning scenery and within easy reach of Kendal, the Lake District, and excellent road links, the property enjoys a peaceful setting while remaining convenient for schools, shops, and local amenities.

Inside, the heart of the home is a spacious sitting room where a charming wood burning stove sits beneath a striking green feature wall. A bay window floods the space with natural light and offers pleasant views towards the Howgills, and seamlessly incorporates a dining area and ample storage. The kitchen provides generous worktops, a breakfast bar, range cooker and space for appliances, making it practical for both everyday cooking and entertaining. Upstairs, three well proportioned bedrooms plus an attic room with Velux windows, ideal for children, guests, or a home office and the bathroom features a rainfall shower and contemporary vanity unit. The property also benefits from double glazing and gas central heating throughout.

Externally, the property offers a fenced rear garden with a lawn, planting beds, and multiple seating areas for outdoor relaxation or al fresco dining. To the front, there is a traditional stone pathway and garden, with the potential to create off road parking if desired, further adding to the home's practicality.

Offering generous accommodation in a desirable location, this Sedbergh home presents an excellent opportunity for buyers seeking space and potential in the heart of Cumbria's beautiful countryside. Early viewing is recommended to appreciate all that it has to offer.

Cumbria wide Local occupancy restriction applies.

EPC D. Council Tax B.

- Mid terraced family home
- Modern fitted kitchen with range cooker
- Cosy living room with wood burning stove
- Three bedrooms and attic room with Velux windows
- Contemporary bathroom with rainfall shower
- Lovely countryside views to front and rear towards the Howgills
- Spacious tired rear garden with patio, lawn and established planting
- Potential for off road parking to the front
- Local occupancy restriction applies
- Gas central heating and double glazing

DIRECTIONS

Entering Sedbergh village along Main Street, take a left-hand turn by the Dalesman Country Inn onto Howgill Lane. Proceed up the hill and as the road levels out continue straight ahead. Follow the road along passing the village hall and play park on your left and continue up the hill where you will find the property on the left-hand side.

WHAT3WORDS:producing.speeding.polka

EPC RATING D

COUNCIL TAX BAND B

TENURE:FREEHOLD

SERVICES

Mains electric, mains gas, mains water, mains drainage.

PLEASE NOTE: The vendor of 6 Havera is related to an employee of THW Estate Agents LTD

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.





HALLWAY

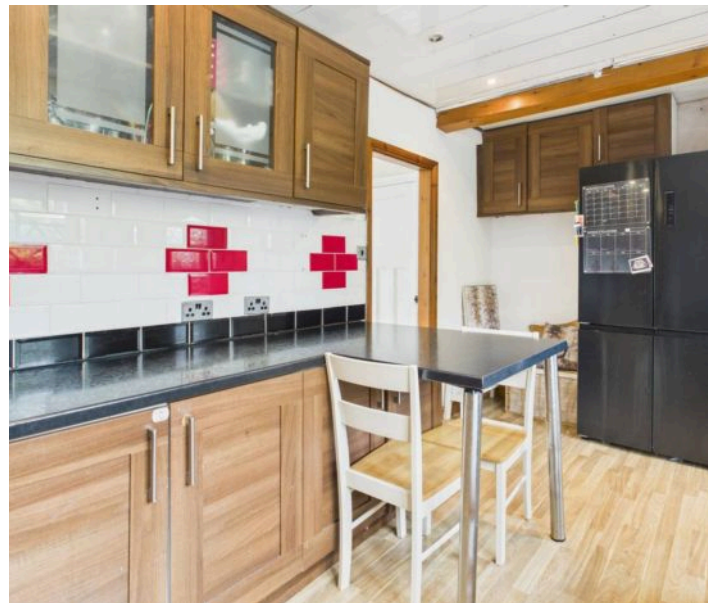
3' 4" x 4' 9" (1.01m x 1.45m)

KITCHEN

16' 10" x 8' 7" (5.13m x 2.61m)

SITTING ROOM

13' 6" x 13' 0" (4.11m x 3.96m)



LANDING

4' 2" x 2' 9" (1.26m x 0.83m)

BEDROOM

8' 6" x 11' 6" (2.58m x 3.50m)

BEDROOM

11' 9" x 10' 0" (3.59m x 3.04m)

BEDROOM

4' 0" x 14' 10" (1.22m x 4.51m)

BATHROOM

8' 0" x 8' 6" (2.44m x 2.59m)

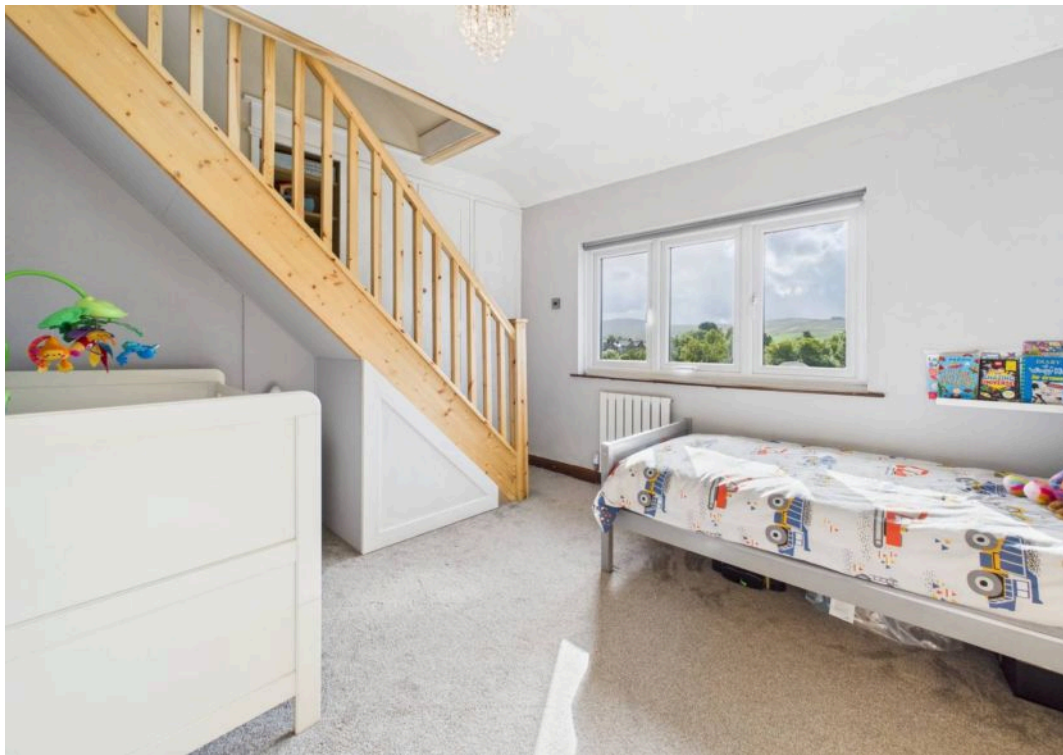
ATTIC ROOM

15' 9" x 8' 5" (4.81m x 2.56m)

LOCAL OCCUPANCY RESTRICTION

The occupancy of the property is restricted to those who have lived in the County of Cumbria for the last three years and to those who are employed or about to be employed in the County of Cumbria.









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