



16 Woodside Avenue
Sedbergh, Cumbria, LA10 5EY



Cobble Country
Dales & Lakes
Town & Country Property Agents Est. 1992



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16 Woodside Avenue is a modern immaculately presented two-bedroom end of a small terrace property situated on a quiet estate to the West of Sedbergh town centre, providing easy access to shops, local schools and facilities within the town.

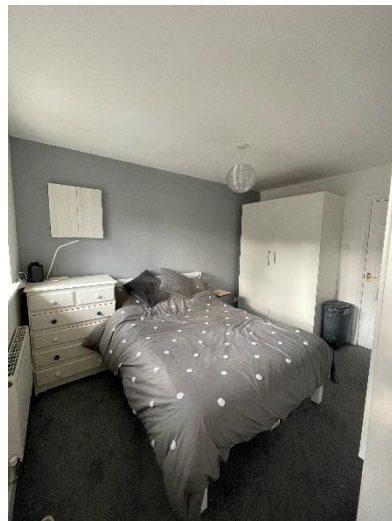
The accommodation on the ground floor benefits from solid oak floors throughout, comprising of an entrance hall leading to a modern integrated fitted kitchen, a spacious lounge with a patio door to the enclosed garden. The first floor comprises of a family bathroom and two well-proportioned bedrooms, a double and single. The property benefits from a combi boiler and features double glazed windows throughout. There is also a partially boarded loft with access built in for additional storage.

The rear of the property enjoys views of the fells and ample parking, offering parking for one car and shared visitors' car parking space.

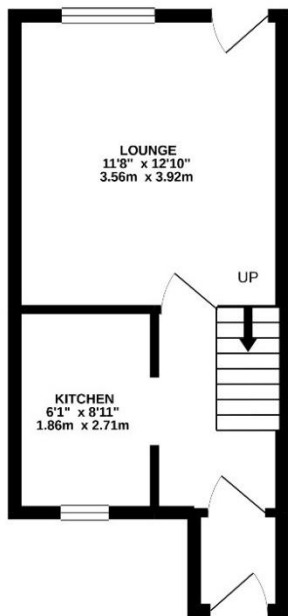
The property would make an ideal first-time purchase or home for a retired couple or small family in a location for walking and exploring the Yorkshire Dales & Lake District National Parks.

Please note there is a 106 Local occupancy restriction. Please ask for further information.

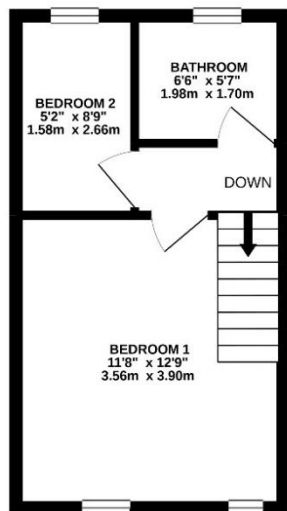
Guide price £190,000



GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq ft. (48.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Mains gas, electric, water and drainage.

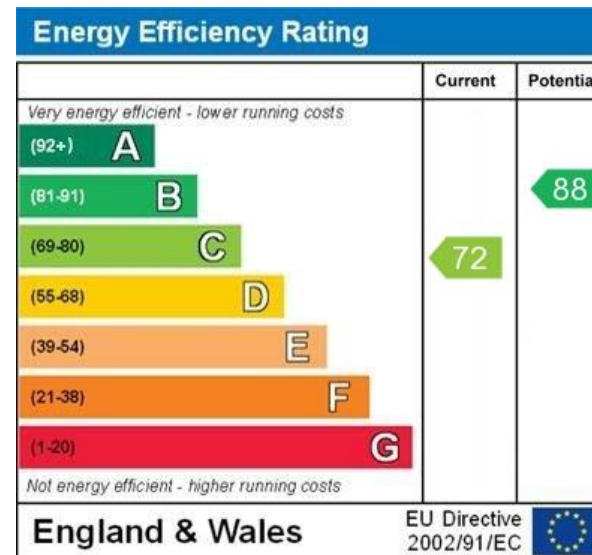
TENURE

We are advised by the vender that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band B.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.



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DIRECTIONS

Travelling East to West on the A684, you will enter Sedbergh and see the petrol station on the right hand side, approximately 500 yards on the left hand side is the turning for Woodside Avenue, follow the road around and number 16 is on the right hand side.

SERVICE CHARGE

There is an annual service charge of £60.00 to pay on the property for the maintenance of visitor's car parking spaces and communal areas.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk