



4 Highfield House Howgill Lane  
Sedbergh, Cumbria LA10 5DE

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# 1 Highfield House Howgill Lane Sedbergh, Cumbria LA10 5DE

**Being Sold via Secure Sale online bidding. Terms & conditions apply. Starting Bid £125,000.**

**RENOVATION PROJECT**..... the flat requires modernising and therefore offers a great chance to create your own style.

1 Highfield House, a two double bedroom basement flat forming part of 5 apartments in an old Victorian property, previously known as the old Council offices and Court rooms for the area. The flats are located at the end of Bainbridge Road, the street parallel to the Main Street of Sedbergh. This offers great access to the Town's amenities including a post office, health centre, dentist surgery, library, gymnasium, pubs, cafes and a range of shops to cater for most needs.

Flat 1 comprises of an entrance porch leading into the kitchen which has fitted wooden wall and base units, an electric cooker, stainless steel sink with drainer and room for under counter appliances. The good-sized lounge is split level with large original sash windows and window seats. Both double bedrooms have fitted wardrobes. The shower room includes a wc, pedestal wash basin and shower cubicle.

There is one allocated parking space with use of two visitor parking spaces. Also, an allocated space for a washing line.

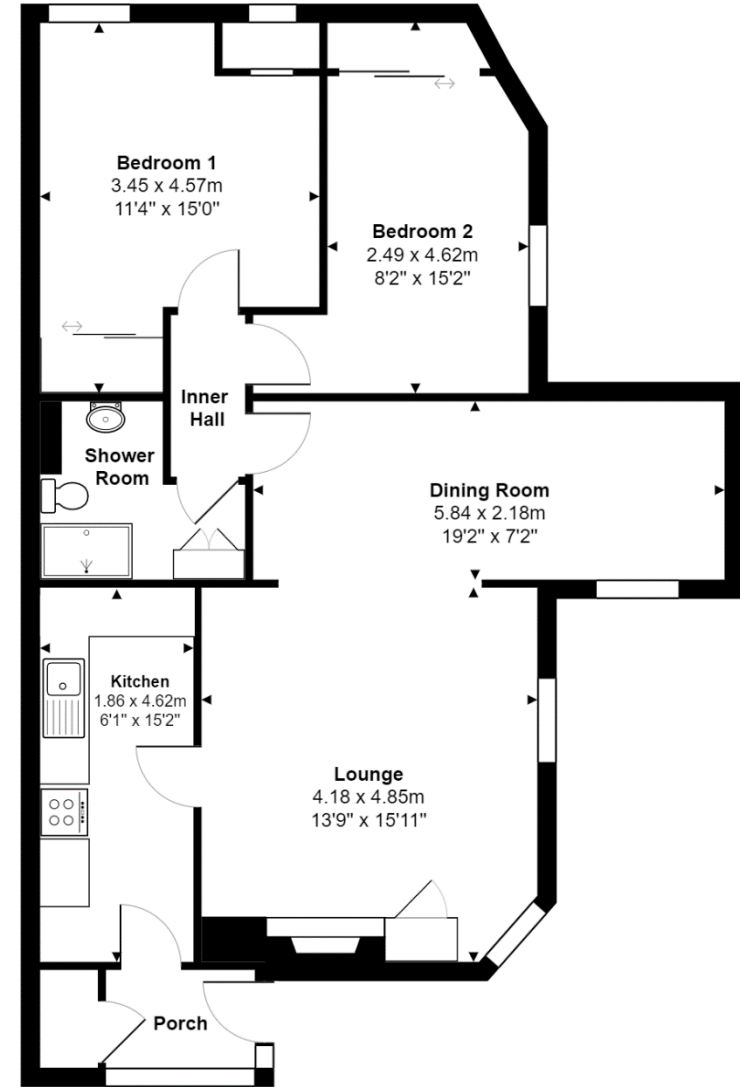
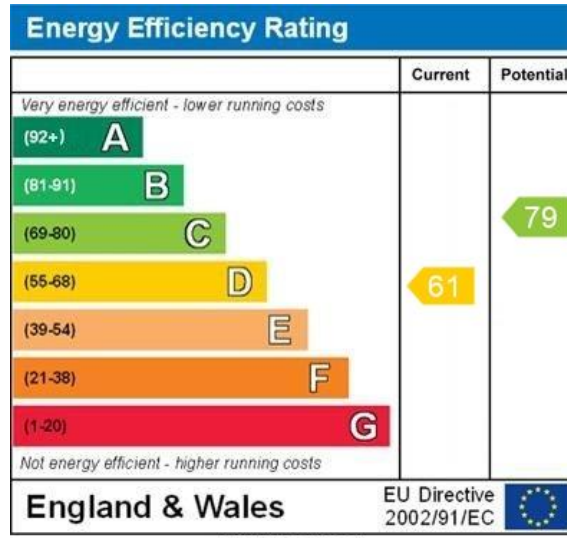
An ideal investment or 'lock up and leave' property located centrally within the historic market town of Sedbergh.

Service charge and ground rent fees available on request.

Viewings highly recommended.

**Auction guide price £125,000**





**Ground Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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### SERVICES

Mains electric, gas, water and drainage.

### TENURE

We are advised by the vender that the property is Leasehold. Service charge and ground rent fees available on request.

### COUNCIL TAX BAND

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

### DIRECTIONS

From the Town take Howgill Lane next to the Dalesman pub. Continue up the hill and the property is on the right just after the junction of Bainbridge Road.

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.

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

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