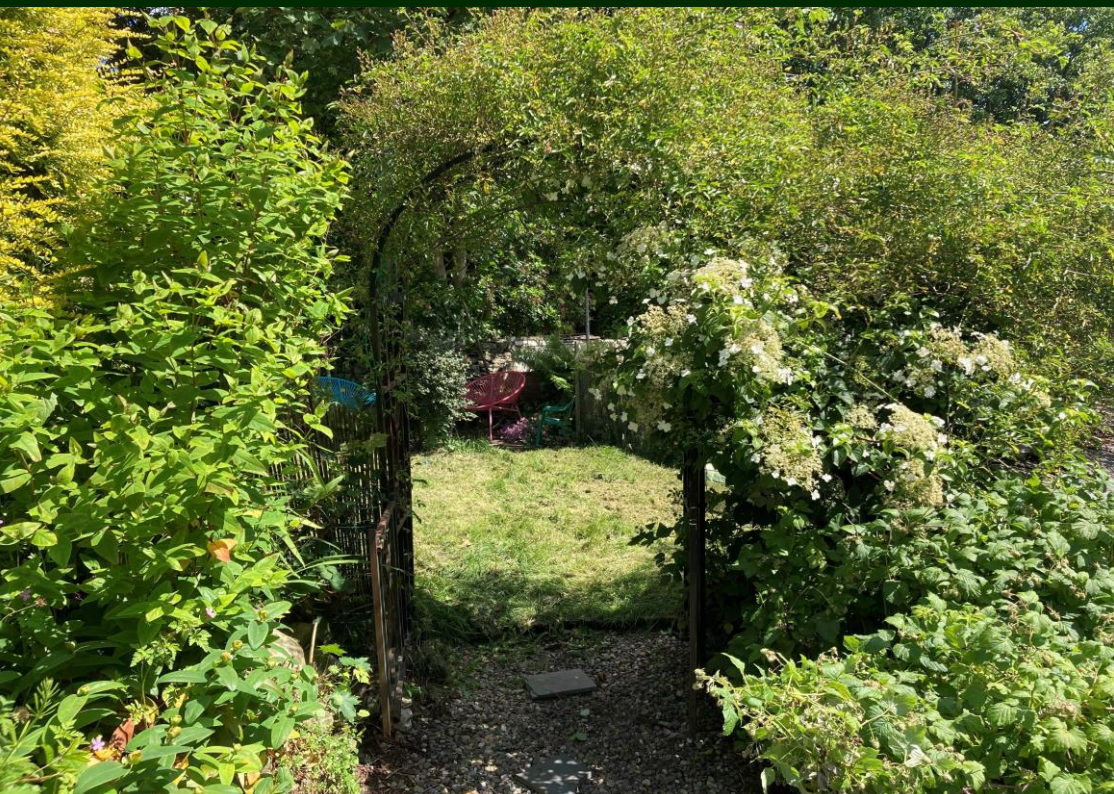




36 Loftus Hill
Sedbergh, Cumbria, LA10 5SQ

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



36 Loftus Hill

Sedbergh, Cumbria LA10 5SQ

36 Loftus Hill is a lovely bright 2-bedroom Grade II listed cottage located on the edge of the historic market town of Sedbergh nestled in the Yorkshire Dales National Park. It is a short walk from the Main Street of the town where there are a range of shops, cafes and pubs.

There is an excellent local primary and secondary school, Sedbergh co-educational public school, medical centre, dentist, library, tourist information centre, gymnasium, post office and churches.

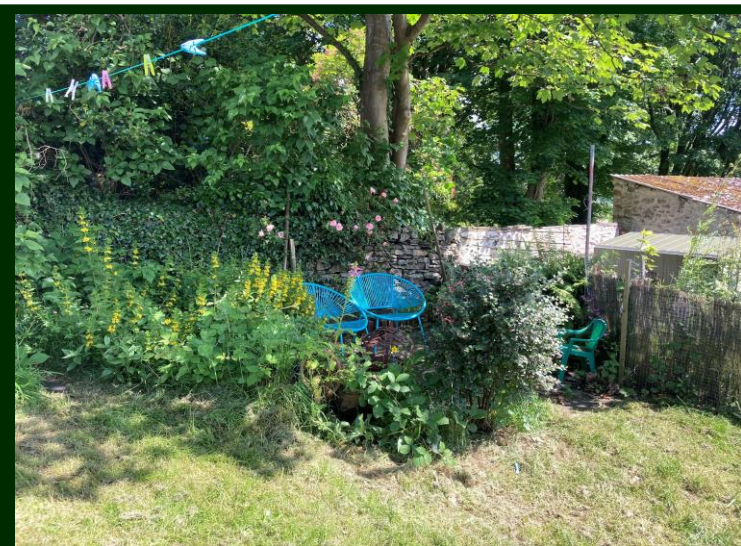
Accommodation briefly comprising of to the ground floor a lounge to the front with a multi fuel stove and kitchen to the rear with a walk-in pantry under the stairs. Two bedrooms and bathroom complete the accommodation to the first floor.

Externally the property has a front garden, a raised rear garden, seating area and stone shed for storage.

This a great opportunity for first time buyers, second home or holiday let.

Viewings are highly recommended to appreciate the cottage.

Guide price £220,000





Ground Floor

First Floor


36 Loftus Hill, Sedbergh
Total Area: 55.0 m² ... 592 ft²

SERVICES

Mains electric, gas, water and drainage.

TENURE

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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COUNCIL TAX BAND

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

DIRECTIONS

From the mini roundabout at the bottom of Finkle Street, proceed up Loftus Hill and continue over the brow. Number 36 is the first cottage in the terrace on the left hand side.

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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