



6 Kings Court

Sedbergh, Cumbria LA10 5BQ

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



6 Kings Court

Sedbergh, Cumbria, LA10 5BQ

Number 6 Kings Court is a charming one bedroom stone built cottage in a cobbled courtyard setting in the centre of Sedbergh.

On entering the property you walk straight into the sitting room area where there is wood burning stove set on a hearth. There is a window seat overlooking the courtyard and feature ceiling beams. The kitchen is at the rear of the cottage and has cream shaker style wall and base units, a single sink, built in electric oven and hob and a stable door leading to the rear yard. To the right of the kitchen, under the stairs there is the gas boiler and space for a fridge.

Upstairs you will find the bedroom and the bathroom. The bedroom has two windows with beams to the ceiling. The bathroom has a white three-piece suite with vanity basin, W.C and bath with screen and shower over.

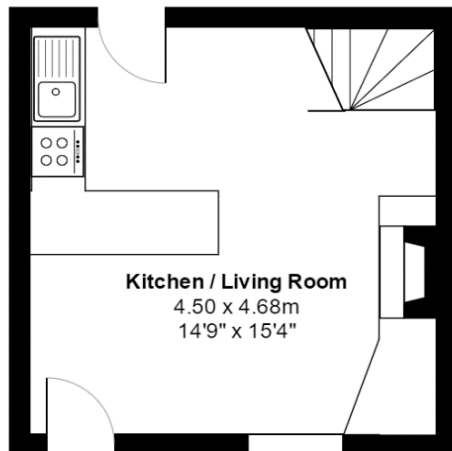
To the rear, a small yard with seating area. There is gas central heating and wooden double-glazed windows throughout.

The courtyard is shared with all 7 properties with locked gate/passageway to parking area where there is parking for one car per property and a visitor parking bay also. This is accessed to and from Bainbridge Road. A delightful cottage ideal as a holiday let investment or low maintenance property within the Dales.

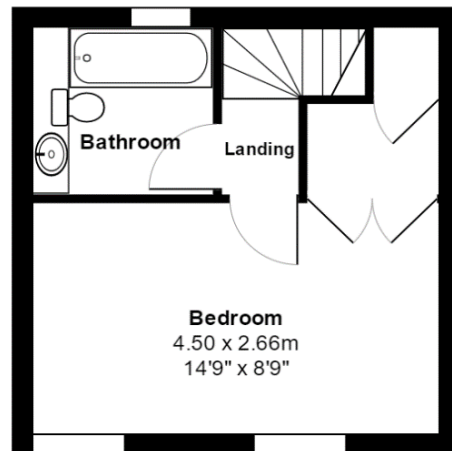
There is a maintenance charge of £480.00 per annum payable to Kings Court Open Level Residents Management Company. This covers window cleaning, maintenance of car park, communal walls and courtyard, gutter cleaning, drain cleaning, painting of gates and gardening. The purchaser holds one of the 7 shares in the Management Company.

Guide Price £190,000





Ground Floor



First Floor

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

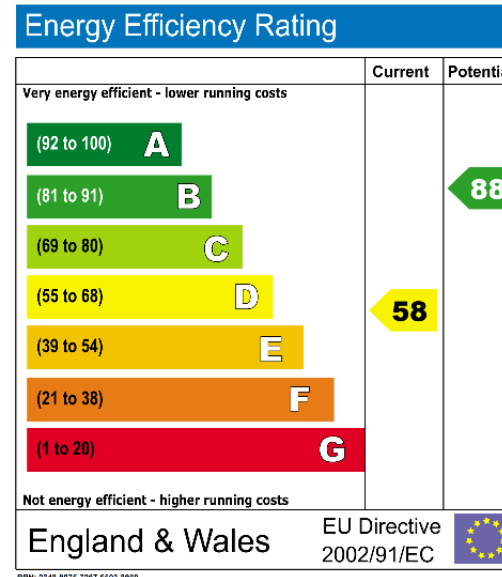
Mains gas, electric, water and drainage.

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 – TBC.



NRN: 2248-9875-7267-8503-0980

DIRECTIONS

On foot from our office, turn left along Main Street, turn right by the Bull Hotel, bear round to the left and there is a wrought iron gate on the right hand side, go through this gate and number 6 is straight in front of you.

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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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