

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kirkby Lonsdale

£121,900

7 Croft Close, Kirkby Lonsdale, Camforth, LA6 2FH

A light airy first floor purpose built flat with a flowing open plan living/dining/kitchen and offering two generous bedroom accommodation and allocated parking. The property is found in a small cul de sac being close to Queen Elizabeth School and within a short walk to the town centre. The property is economical to run and is available to those that meet with the local authority criteria. The property offered at 53% of open market value.

Quick Overview

First Floor Flat
Open Plan Living/Dining/Kitchen
Two Bedrooms and Bathroom
Close to all Local Amenities
Allocated Parking
Local Occupancy Restrictions Apply



2



1



1



C



Superfast
Broadband



Allocated
Parking

Property Reference: KL3340



Living Room



Living/ Dining Room



Dining / Kitchen Area



Kitchen

Property Overview:

Viewings are essential to appreciate this superbly presented home, perfect opportunity to purchase this generously sized two-bedroom first floor flat. An affordable apartment in the centre of the popular market town of Kirkby Lonsdale.

Off the entrance you follow through to a light and bright living area which provides a lovely space to host friends and family. Having solid oak flooring throughout. With an open plan kitchen offering modern wall and base units and fitted appliances including; oven, four ring gas hob with extractor hood over, washing machine and fridge. Both bedrooms provide ample room with the main bedroom which could comfortably fit a double bed and the second that can be used as another bedroom or office.

This contemporary bathroom comprises; Shower cubicle, pedestal sink, w/c and having recently been fitted with new tiles, lights and bathroom cupboard.

This property also benefits from an allocated parking space. Altogether this is a really delightful property and with your own design and style can easily be made to feel like your cosy home.

Location:

From Market Square proceed up New Road forking left on to Kendal Road and then forking left again with Croft Close on your left and the flat is situated on the left.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With the famous John Ruskin View and Devils Bridge, The river 'Lune' runs through the town providing a lovely circular walk for all. Other amenities such as Boots supermarket and Boots chemist, All of these and many more only being short walk away from the property.

The M6 is a 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kenda and Only 20 Miles to the ever so popular Lakes District National Park.

Schooling in the area includes St Mary's primary school Queen Elizabeth School for ages 11-18.

What3Words: ///fully.limbs.heaven

Accommodation (with approximate dimensions)

Steps leading up to First Floor:

Office/ Bedroom Two 12' 9" x 8' 6" (3.89m x 2.59m)

Bedroom One 14' 11" x 8' 8" (4.55m x 2.64m)

Living/ Dining Room 17' 11" x 17' 8" (5.46m x 5.38m)

Kitchen 7' 8" x 6' 3" (2.34m x 1.91m)

Property Information:

Outside: Allocated parking space. Outside drying area.

Services: Mains electric, mains gas, mains water and mains drainage.

Council Tax: Band B - South Lakeland district council.

Tenure: Leasehold with the seller of the property owning a share of the Freehold so no monthly charges. Vacant possession upon completion. To be sold at 53% of the market value local occupancy restrictions apply applicants must demonstrate a need to purchase an affordable home. Application's will need to be submitted to South Lakeland District Council. The property must be main residence, can not be rented out or used as a holiday let. Available for the following catchment areas; Kirkby Lonsdale, Mansergh, Casterton, Barbon, Middleton, Dent, Garsdale, Sedbergh, Killington, Firbank.

Please speak to the office for further details.

Viewings: Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bathroom



Bedroom Two/Office

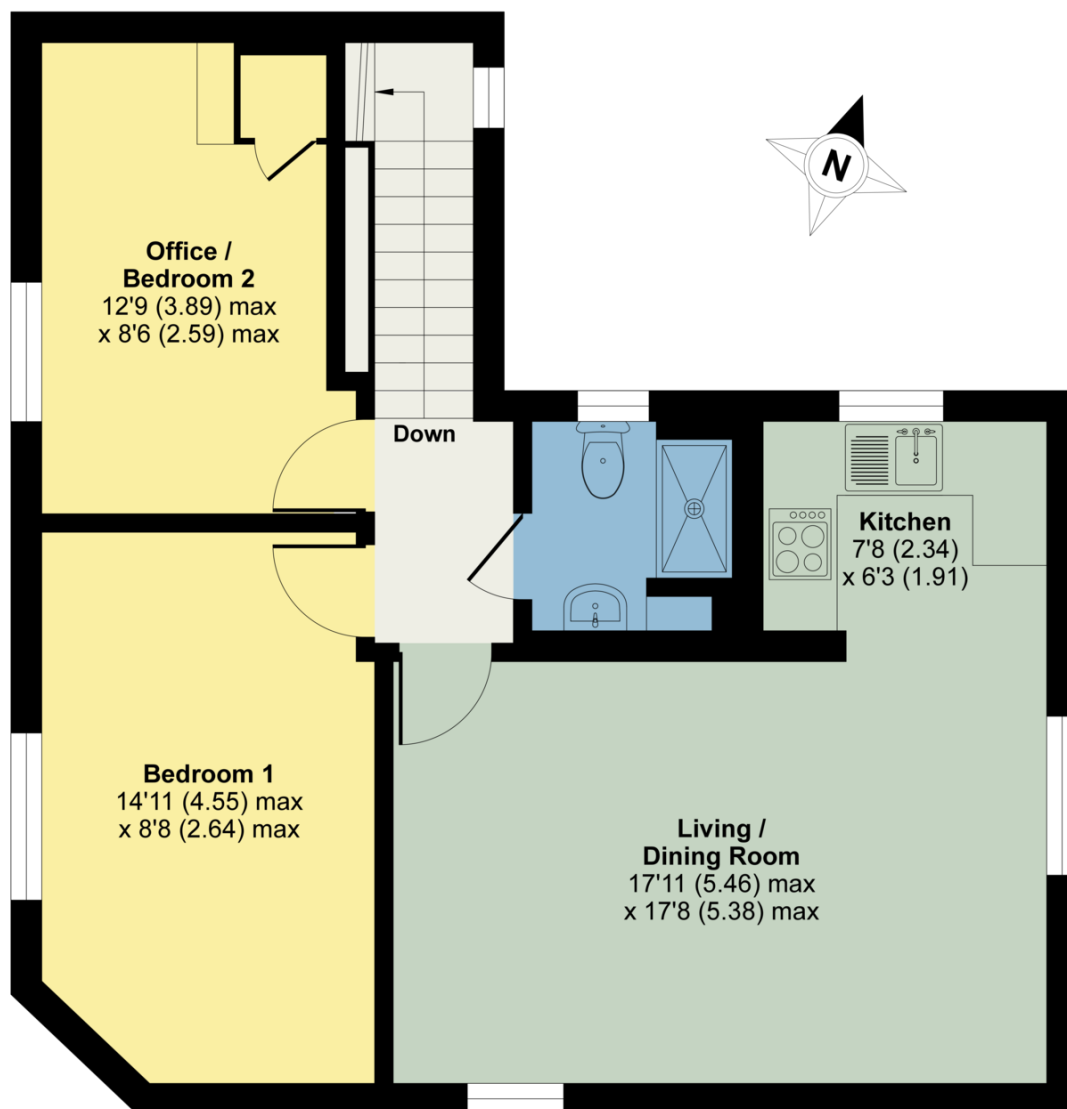


Hallway

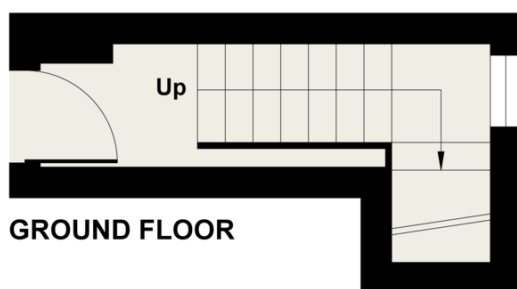
Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 649 sq ft / 60.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 875068

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