



Kirkby Lonsdale

Auction Guide Price £150,000

4 Old Market Hall, Market Street, Kirkby Lonsdale, Carnforth, LA6 2BJ

This light and bright three bedroom apartment is situated in a central position within the sought after market town of Kirkby Lonsdale. Close to local amenities and within walking distance to transport links, this home offers great potential for a range of purchasers from first time buyers to those looking for central town living.

Offering three bedrooms, generous living room, kitchen/diner and bathroom with utility space, this home is a blank canvas ready for a new buyer to put their own stamp on it. With great access to local amenities with a Spar shop and Booths supermarket within walking distance, well regarded schools and a plethora of retail shops, restaurants and pubs, this flat is in a great position to enjoy all that Kirkby Lonsdale has to offer.

Quick Overview

Centrally Located First Floor Apartment
 Three Bedrooms & One Bathroom
 Spacious Living Room
 Light & Bright Kitchen-Diner
 Sought After Location
 Close to Local Amenities
 Great Access to Transport Links
 Fabulous Opportunity to Invest
 No Onward Chain
 Superfast 80 Mbps Broadband Available



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Property Reference: KL3435



Kitchen



Kitchen



Kitchen/Dining Room



Living Room

Description This light and bright three bedroom apartment is situated in a central position within the sought after market town of Kirkby Lonsdale. Close to local amenities and within walking distance to transport links, this home offers great potential for a range of purchasers from first time buyers to those looking for central town living.

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Property Overview This flat is the perfect place for a new purchaser to really make their own, a blank canvas with great light and bright living spaces and three good sized bedrooms, centrally located to suit a wide range of buyers. Whether as an investment opportunity or for someone to make their own, book a viewing today to see what potential this home really has.

Step through the door into an inner hall with access into a storage room and bathroom with utility, comprising a W.C., pedestal sink, panelled bath with Mira shower over and shelving for storage. A great addition is the space for a washing machine and dryer, making this a great utility space and housing the water cylinder.

Follow the hallway into the spacious living room, light and bright with rear aspect window with ample potential to put your own stamp on it. Adjacent to this is the well-fitted kitchen/diner, with wall and base units, complementary tiled splashback, stainless steel sink with drainer and integrated Lamona oven and four ring hob with extractor over, as well as space for a freestanding fridge/freezer. With space for a dining table and an open hatch into the living room, this makes a great social space to enjoy meal with family and friends.

Follow the hallway along to the three bedrooms, bedroom one enjoying space for a double bed and additional furniture with large window, flooding the room with light whilst bedrooms two and three are single rooms, perfect as a child's bedroom or playroom, or even for use as a home office.

Location On foot from Market Square, proceed right down main street to the retail shop on the left hand side. On entering, take the door to your right and follow the stairs up. Flat 4 is on your right.

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 its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing

easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

What3words ///torch.coughed.downsize

Accommodation (with approximate dimensions)

Living Room 16' 1" x 15' 4" (4.9m x 4.67m)

Kitchen/Dining Room 17' 6" x 8' 6" (5.33m x 2.59m)

Bedroom One 12' 10" x 8' 11" (3.91m x 2.72m)

Bedroom Two 12' 10" x 8' 1" (3.91m x 2.46m)

Bedroom Three 8' 4" x 7' 2" (2.54m x 2.18m)

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness Council Band B.

Tenure Leasehold - Held on a balance of 999 years from 1st September 1998. Ground rent £15.00 per annum. Shared maintenance costs (Amount to be confirmed)

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

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom Two



Bedroom One



Bedroom Three



Bathroom

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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