

Kirkby Lonsdale

£350,000

12 Market Street, Kirkby Lonsdale, Carnforth, LA6 2AU

A most attractive stone built investment property with a retail unit to the ground floor with office at the rear, whilst upstairs offers a two/three bedroom maisonette which enjoys many original features. Whilst requiring some updating, this appealing property is an excellent trading position and is highly visible.

Quick Overview

Investment Property
Ground Floor Retail Shop
Two/Three Bedroom Maisonette
Town Centre Location
Freehold



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Property Reference: KL3479



Flat - Kitchen



Flat - Kitchen



Flat - Dining Room



Flat - Living Room

Property Overview

The retail unit is located on Market Street within the market town of Kirkby Lonsdale, being highly visible to passing traffic and pedestrians passing by. The front retail area has a fantastic display window and spotlights for displays. There is an inner hall which provides access to the cellar, office and has a door that leads into the flat.

On approach to the flats private entrance, you are welcomed into a courtyard area off Market Street. Step through the part glazed door into the kitchen. From the kitchen you are lead to the first floor landing. The living room is a good size and enjoys an aspect overlooking the Market Street, next door is a dining room with a rear aspect. The staircase takes you to the second floor which leads to two bedrooms and the bathroom. The bedroom are both doubles with windows to the front aspect. The bathroom has a four piece suite comprising; shower, bath, wash hand basin and W.C. Another staircase leads to the top floor which is a great additional bedroom/studio space filled with natural daylight from the Velux windows.

Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well known for its stunning landscapes and historic charm. Kirkby Lonsdale offers a truly unique living experience; whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, there are endless opportunities for outdoor adventures.

Conveniently located close to a range of amenities, the town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

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](http://www.what3words.com////mice.powering.waddle) ///mice.powering.waddle

Accommodation (with approximate dimensions)

Shop 14' 11" x 11' 0" (4.55m x 3.35m)

Rear Office 13' 0" x 6' 4" (3.96m x 1.93m)

Basement 13' 1" x 9' 6" (3.99m x 2.9m)

Flat

Kitchen 14' 9" x 7' 0" (4.5m x 2.13m)

Living Room 15' 2" x 11' 11" (4.62m x 3.63m)

Dining Room 13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom One 13' 11" x 7' 9" (4.24m x 2.36m)

Bedroom Two 11' 1" x 7' 3" (3.38m x 2.21m)

Loft Room 16' 3" x 15' 5" (4.95m x 4.7m)

Property Information

Services

Mains drainage, water and electricity.

Council Tax

Westmorland and Furness Council

Tenure

Freehold

Energy Performance Certificate

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

Viewings

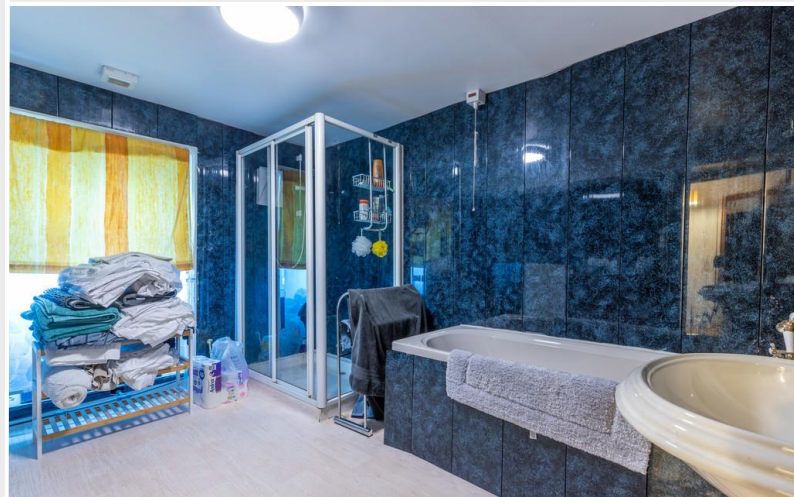
Strictly by appointment with Hackney & Leigh Kirkby Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Flat - Landing



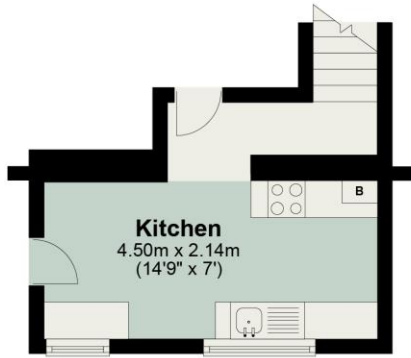
Flat - Bathroom



Flat - Studio



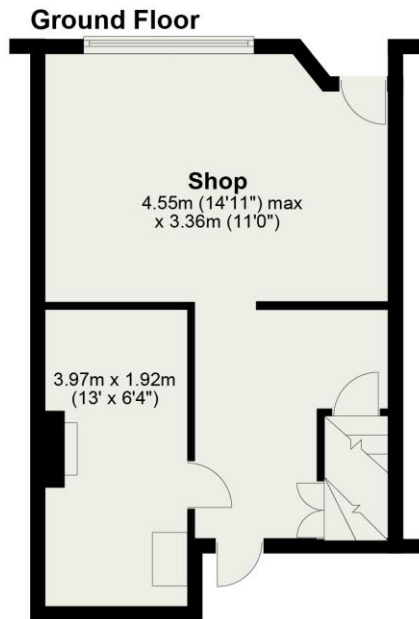
Rear Aspect



Rear Flat



First Floor



Ground Floor

Second Floor



Basement



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3479

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