



Hornby

£280,000

17 Hornby Bank, Hornby, Lancaster, LA2 8LQ

Set in a quiet, desirable position within the popular village of Hornby, 17 Hornby Bank is a beautifully cared-for home that has been lovingly maintained over the years and is now ready for a new chapter.

The accommodation is well-balanced and thoughtfully laid out, featuring an open-plan living and dining area that flows seamlessly into the kitchen. The ground floor also includes two bedrooms and a family bathroom, while upstairs offers a further bedroom and a useful store room, ideal for flexible living or home working.

Outside, a paved driveway provides off road parking, and the attractive rear garden is a real highlight, being private, well kept, and perfect for relaxing or entertaining.

This is a home with genuine potential, offering the opportunity to update and personalise, creating a forever home in a fantastic village setting.

Quick Overview

- Wonderful Family Home
- Three Bedrooms & One Bathroom
- Peaceful Village Location
- Close to Local Amenities
- Well Presented Throughout
- No Upward Chain
- Scope for Modernisations
- Beautifully Maintained Garden
- Off Road Parking
- Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3499



Living/Dining Room



Living/Dining Room



Kitchen



Garden

Property Overview

Step through the door into the open plan living/dining room, with the welcoming feel of this home being immediately apparent. With space for a dining table, this room provides the ideal space for hosting friends and family with access into the kitchen. The living area enjoys a large front aspect window with exposed stone fireplace and coal fire, ideal for cosying down on those cooler evenings. A door provides access into the inner hall.

The kitchen is well fitted with wall and base units, complementary work tops, tiled splash back and stainless steel sink with drainer, as well as a Creda oven with four ring hob. With space for a small table, the kitchen provides additional dining, as well as space for a freestanding fridge freezer and undercounter washing machine. A door opens into the garden with a gate to the front and path leading to the rear garden with flowers and shrubs, beautifully presented with lawn and patio areas for outdoor seating, ideal for enjoying a drink of something cool in the summer.

Follow into the inner hall where there is a large airing cupboard, ideal for storing essentials. The first two bedrooms can be found to the rear of the property, both being double rooms with windows overlooking the garden and ample space for additional furniture. The house bathroom is an attractive three piece suite comprising a walk in shower, wall hung sink and W.C. with complementary part tiled walls and floor and heated ladder towel radiator.

Follow the stairs to the first floor where you will find bedroom three; a great double room with large rear aspect window enjoying an outlook onto the garden and views stretching beyond, with ample space for additional furniture. To the left of the landing, a generous room, currently a walk in attic, offers a blank canvas and great potential as a further bedroom as desired (subject to consents).

All in all, this home is a lovingly maintained, wonderfully presented family home that is ready and waiting for a new buyer to make their own. Early viewing is highly recommended!

What3words [///vision.cadet.they](http://vision.cadet.they)

Accommodation (with approximate dimensions)

Ground Floor

Open Plan Living Dining Room 16' 4" x 11' 9" (4.98m x 3.58m)

Kitchen 10' 2" x 10' 2" (3.1m x 3.1m)

Bedroom One 13' 0" x 9' 10" (3.96m x 3m)

Bedroom Two 11' 11" x 9' 4" (3.63m x 2.84m)

First Floor

Bedroom Three 18' 5" x 11' 11" (5.61m x 3.63m)

Store/Bedroom Four 13' 1" x 10' 0" (3.99m x 3.05m)

Property Information

Garden

A patio path leads to the rear of the property, enjoying patio areas for outdoor seating and well maintained lawn with flowers and shrubs, being enclosed for privacy.

A garden shed offers a great space for storing those all important garden essentials.

Parking

A paved driveway to the front provides off road parking.

Services

Mains gas, water, drainage and electricity.

Council Tax

Lancaster City Council.

Tenure

Freehold. Vacant possession upon completion.

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).



Bedroom One



Bedroom Two



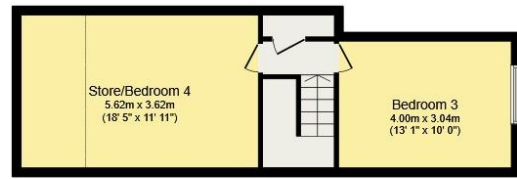
Bedroom Three



Bathroom



Ground Floor



First Floor

Total floor area 118.8 m² (1,279 sq.ft.) approx

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.



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