



Kirkby Lonsdale

£410,000

12 Harling Bank, Kirkby Lonsdale, Carnforth, LA6 2DJ

A semi-detached home, now ready for a programme of refurbishment offering the purchaser the scope to alter and extend the existing three bedroom, two reception room accommodation to their own tastes, subject to consent.

The property occupies a generous plot, enjoying off road parking and a garage as well as enjoying some of the best views over Kirkby Lonsdale to the fells, and only a short walk to the local schools and town centre.

Quick Overview

- Semi-Detached House
- Front & Rear Garden
- Three Bedrooms & One Bathroom
- Off Street Parking
- Attached Garage
- Stunning Views Over Kirkby Lonsdale
- Walking Distance to the Market Town of Kirkby Lonsdale
- Easy Access to Local Schools
- No Upward Chain
- Ultrafast 300-1000Mbps



3



1



2



E



Superfast
Broadband



Off Road
Parking

Property Reference: KL3538



Kitchen



Living Room



Dining Room



Garden

Property Overview

This semi-detached property benefits from double glazing and gas central heating, with no upward chain and early possession available; the next step is an appointment to view!

Upon entering in the front door in to the entrance hall, there are stairs to the first floor and useful under stairs storage cupboard and a W.C. On your right, the living room offers a picture bay window with an aspect to the front garden. Sliding doors connect the living room and the dining room, perfect to open up for entertaining and once open fill the rooms with natural light from the front and rear aspect windows. The dining room offers a show stopping view across Kirkby Lonsdale and Barbon fells.

The kitchen is located at the rear of the property to take advantage of the wonderful views. Currently comprising wall and base units with space for under counter appliances and a door leading to the side porch that leads to the rear garden.

Ascending to the first floor landing, you'll find a light and airy space with benefit from double glazed windows and there is access to the loft and a airing cupboard which houses the water cylinder. This level features three well-proportioned bedrooms and a family bathroom. Bedroom one is a generous double and enjoys a rear aspect with views and also benefits from fitted wardrobes. Bedroom two is another double bedroom with front aspect whilst bedroom three is a single room with wardrobe fitted. The shower room has a newly fitted walk in shower and vanity sink, with a separate W.C next door.

Outside

To the front of the property, there is off-road parking in front of the garage door. The area also features a well-maintained paved garden with a mature border, adding a touch of charm and colour to the exterior.

The rear of the property boasts a two-tiered garden, laid to lawn with established borders and flagged seating area, perfect to sit and admire the views.

There is a single garage to the side of the property and an undercroft to the rear which has light power and houses the boiler.

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.

Kirkby Lonsdale is also 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.

To locate the property from Kirkby Lonsdale Market Square proceed up New Road, bearing left at the top. Follow the road, passing the bowling green on the left with Harling Bank next on the right.

What3Words Location: ///rags.mock.negotiators

Accommodation with approximate dimensions:

Ground Floor

Living Room 14' 6" x 13' 7" (4.42m x 4.14m)

Dining Room 13' 3" x 13' 3" (4.04m x 4.04m)

Kitchen 12' 0" x 9' 2" (3.66m x 2.79m)

First Floor

Bedroom One 14' 3" x 12' 7" (4.34m x 3.84m)

Bedroom Two 13' 10" x 12' 8" (4.22m x 3.86m)

Bedroom Three 8' 11" x 8' 7" (2.72m x 2.62m)

Services

Mains electric, mains gas, mains water, and mains drainage. B4RN Broadband.

Tenure

Freehold. Vacant possession upon completion.

Council Tax

Westmorland and Furness Council - Band E

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



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

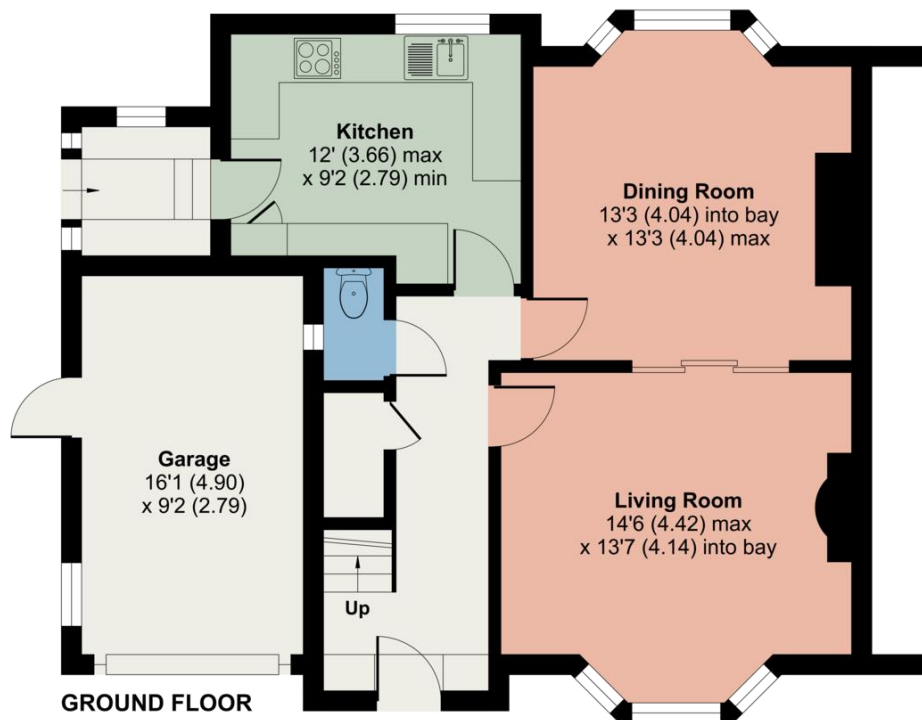
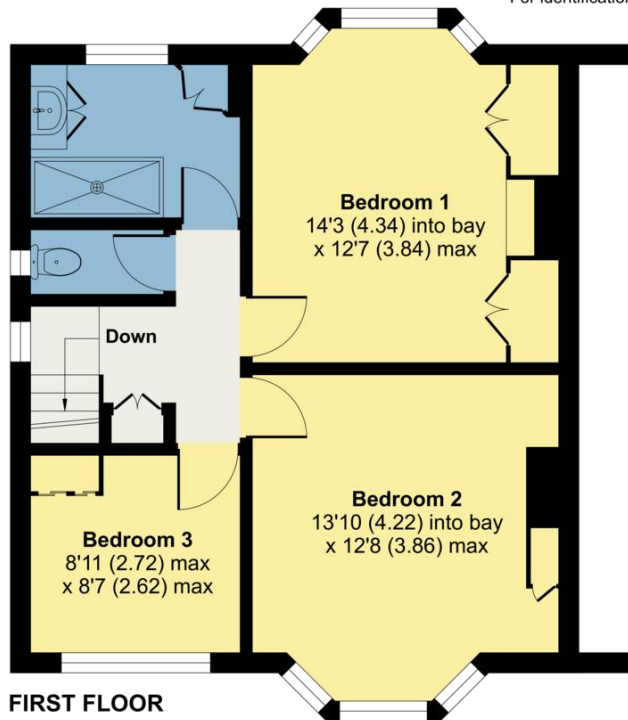
Harling Bank, Carnforth, LA6

Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1154549

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/07/2024.

Request a Viewing Online or Call 015242 72111