



## Sedbergh

£225,000

6 Loftus Hill, Sedbergh, LA10 5RX

An attractive three storey home within the village of Sedbergh, now ready for a new purchaser to make their own. Offering two good sized bedrooms, bathroom, kitchen/diner and living room.

Located in a peaceful position with great access to local amenities and services that Sedbergh has to offer, from local butchers and greengrocers to book shops and tea rooms, this town is a popular find with a variety of services to suit a range of buyers.

### Quick Overview

Mid Terraced House  
Two Bedrooms & One Bathroom  
Sought After Location  
Close to Popular Schools  
Walking Distance to Local Amenities  
Patio Garden  
On Street Parking  
Views on to Howgill Fells



2



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1



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Superfast  
Broadband



On Street  
Parking

Property Reference: KL3493



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

## Property Overview

Step through the front door, into the welcoming living room, where the character and charm of this home is immediately apparent with traditional features that run throughout the property. The living room offers a front aspect window, handy cupboard, cast iron radiator as well as a coal effect gas fire for a cosy atmosphere on those cooler evening. Next door is the family bathroom, a three piece suite comprising a panelled bath with tile surround and electric shower over, basin inset into unit and WC.

Returning to the living room the stairs lead to the lower ground floor into the kitchen dining room. With windows to the front and rear aspect and a door leading outside to the patio garden. The kitchen itself comprises a range of base units with complimentary worktops, stainless steel sink and breakfast bar with space for seating. There is a gas cooker and space for a under counter fridge and freezer and a washing machine.

Follow the stairs to the first floor where you will find the two bedrooms. Both bedrooms are generous doubles with windows providing a pleasant aspect and each room having ample space for additional furniture to suit.

## Location

Sedbergh is a small market town in east Cumbria lying beneath the Howgill Fells, within the Yorkshire Dales National Park and close to the Lake District National Park. With convenient access to all local amenities, including shops, restaurants dental and doctors' facilities and much more.

## What3words

///fell.speeding.objective

## Accommodation (with approximate dimensions)

### Ground Floor

Living Room 13' 7" x 11' 9" (4.14m x 3.58m)

### Lower Ground Floor

Kitchen/Dining Room 20' 9" x 11' 9" (6.32m x 3.58m)

### First Floor

Bedroom One 13' 10" x 11' 4" (4.22m x 3.45m)

Bedroom Two 9' 8" x 8' 4" (2.95m x 2.54m)

## Property Information

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council - band B

### 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.



Bedroom One



Bedroom Two



Bathroom

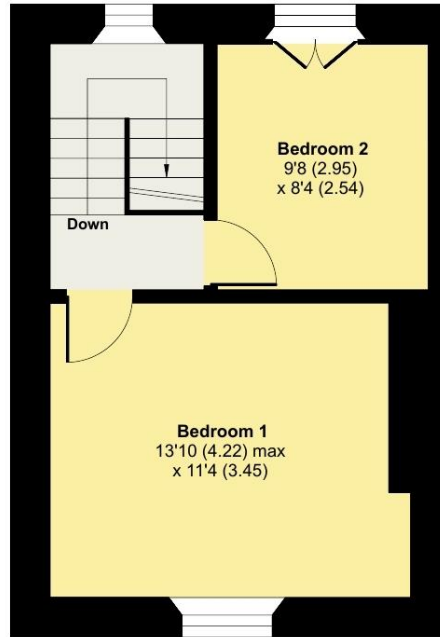


Patio Garden

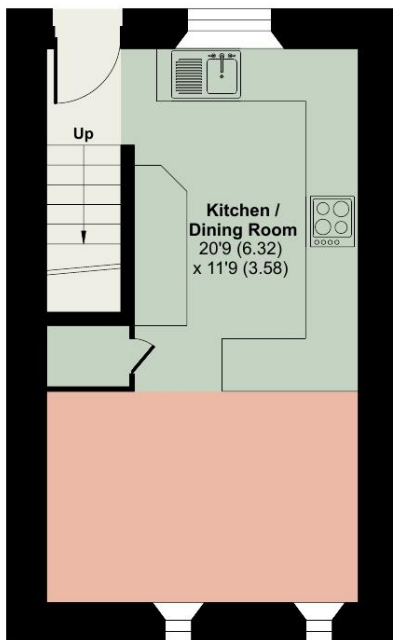
# Loftus Hill, Sedbergh, LA10

Approximate Area = 842 sq ft / 78.2 sq m

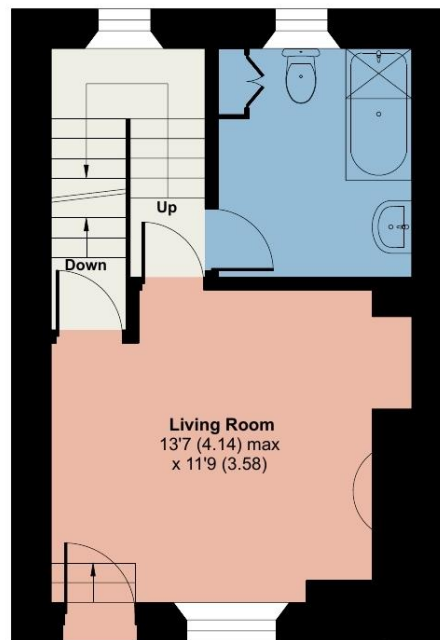
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1163701

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