



Kirkby Lonsdale

£220,000

Apartment 1, 13 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A first class investment opportunity in the centre of Kirkby Lonsdale, well known as a popular tourist destination. This grade II listed property has been thoughtfully and expertly converted from a former solicitors offices into a ground floor retail unit with a bright, fresh and contemporary layout and finish with two apartments above approached by a separate side entrance with one being one bedrooomed and the other two bedrooms.

Both are attractively presented being well appointed and sympathetically created using some of the existing period features and now provide extremely comfortable accommodation that can be used for permanent use or for holiday lets.

Quick Overview

Grade II Listed One Bedroom Apartment
Recently Refurbished
Central Popular Town Location
Ideal Holiday Let



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Broadband
Available



Permit
Parking Availabe

Property Reference: KL3274



Living Room



Living Room



Kitchen



Kitchen

Property Overview

Apartment one incorporates, one bedroom with en-suite with a living area and kitchen/diner. Enter the apartment into the private hallway and step down into the beautiful newly refurbished kitchen diner which is fitted with a range of modern white high gloss wall and base units, complementary solid oak worktops and white part tiled splashback. The cabinets are soft close and have integrated appliances that include; Zanussi oven, induction hob with extractor over and dishwasher. There is plumbing for a washing machine and a wall mounted boiler. There is breakfast bar for dining and seats up to two people at a time.

The living area with secondary double glazed windows overlooks the Market Square of Kirkby Lonsdale and enjoys a built in bookcase and cabinets surrounding the fireplace. The bedroom is a spacious double secondary double glazed overlooking the market square. To complete the picture is a stylish three piece suite which incorporates, a low W.C, vanity hand wash basin and double ended jacuzzi bath.

Each apartment has been meticulously constructed and are efficient to heat with sound and heat insulation, along with new boilers, new roof and new electrics all installed at the time of conversion.

Location

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 Ruskins View and Devils Bridge. The River Lune runs adjacent to the town providing a lovely circular walk for all along its banks.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

Accommodation (with approximate dimensions)

Entrance Hall 6' 0" x 6' 3" (1.83m x 1.91m)

Kitchen/Dining Area 6' 7" x 12' 9" (2.01m x 3.89m)

Living Room 16' 1" x 11' 6" (4.9m x 3.51m)

Master Bedroom 8' 8" x 19' 7" (2.64m x 5.97m)

Back porch

Communal bin storage area with spotlights leading to the rear.

Services

Mains gas, water and electricity. Hive controlled.

Tenure

Leasehold subject to 999 year lease further details tbc.

Bussines Rates

Small business rates may apply.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate

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

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



Bedroom

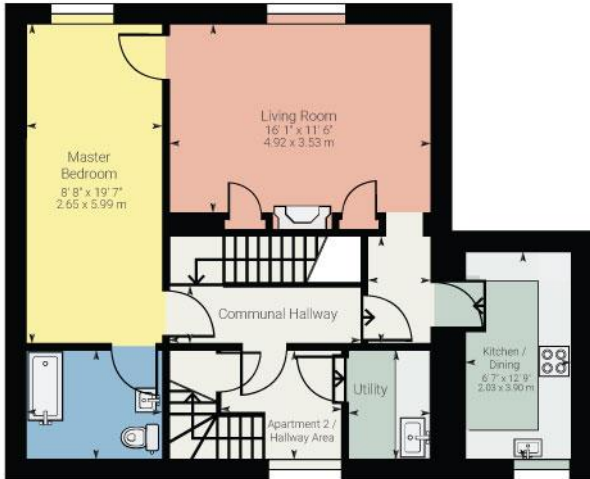


Bedroom

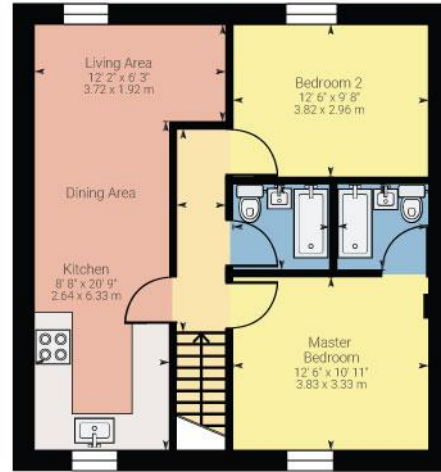


Bathroom

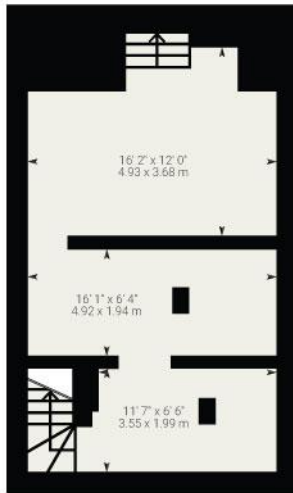
1st Floor (Apartment 1)



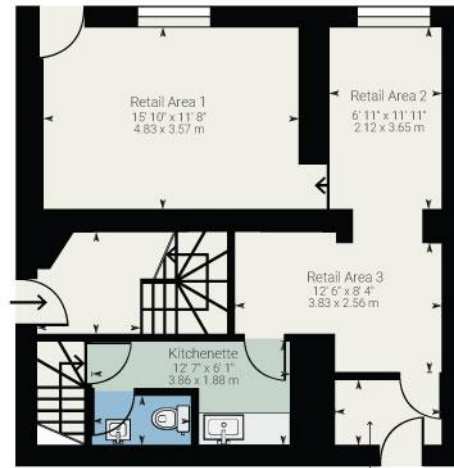
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft² / 215.99 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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