



## Kirkby Lonsdale

£127,508

44 Oakfield Park, Kirkby Lonsdale, Carnforth, LA6 2FQ

A delightful ground floor flat, set within the popular Oakfield Park development in the sough after Market Town of Kirkby Lonsdale. With close access to local amenities, schools and transport links, this property presents an ideal opportunity for first time buyers, boasting modern, well appointed living with both comfort and convenience in mind.

44 Oakfield Park briefly comprises an entrance hall with access into the living spaces, with two bedrooms, a bathroom and open plan living spaces with a well fitted kitchen. Ready and waiting for the new buyer to enjoy with modern features, there are also two allocated parking spaces.

Kirkby Lonsdale itself offers a range of boutique shops, impressive selection of bars, restaurants and pubs, all within ten minutes of the M6 J36 and with excellent access to the Lake District National Park and the Yorkshire Dales National Park, its an ideal base for those who enjoy all kinds of outdoor activities whilst also enjoying the practicalities of living in a small town location.



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Ultrafast  
Broadband\*



Allocated  
Parking

### Quick Overview

Delightful Ground Floor Flat

Two Bedrooms & One Bathroom

Open Plan Living Area

Close to Local Amenities

Light, Bright & Modern Living

Ideal First Time Buy

Allocated Parking Spaces

Set within the Modern Development of  
Oakfield Park

Subject to a Section 106 Agreement

Ultrafast Broadband Available

Property Reference: KL3566



Living/Dining Room



Living/Dining Room



Living/Dining Room



Kitchen

## Property Overview

Step into the entrance hall where there is a handy cupboard for hanging coats and storing shoes, with tiled floor leading into the living spaces.

Firstly, you are welcomed into bedroom one; a double room with front aspect window and space for additional furniture, with bedroom two being a single room, currently used as a dressing area, directly opposite. The bathroom is an attractive three piece suite with panelled bath and shower over, W.C. and a vanity unit with hand wash basin, completed with part tiled walls and flooring.

The open plan kitchen/living/dining room is the true heart to this wonderful home, with ample space for a dining table to enjoy meals with family and friends. With triple aspect windows, the space is filled with light and is ready and waiting for a new buyer to make it their own.

The kitchen itself is well fitted with wall and base units, a sink and drainer, complementary worktops and upstand with a breakfast bar for dining. Integrated appliances include a Bosch oven with four ring hob and extractor over, with space for an undercounter washing machine and fridge. There is also a door opening to the rear patio with access to the parking area.

## Accommodation (with approximate dimensions)

**Bedroom One** 12' 2" x 8' 9" (3.71m x 2.67m)

**Bedroom Two** 8' 8" x 7' 6" (2.64m x 2.29m)

**Kitchen/Living/Dining Area** 18' 5" x 18' 1" (5.61m x 5.51m)

## Services

Mains gas, water, drainage and electricity.

## Council Tax

Westmorland and Furness Council. Band B.



## Tenure

Leasehold of 999 years from and including 1st October 2019, with leaseholders having a share of the freehold.

To be sold at 56.67% of the market value local occupancy restrictions apply applicants must demonstrate a need to purchase an affordable home. Application's will need to be submitted to South Lakeland District Council. The property must be main residence, can not be rented out or used as a holiday let. Applicants must demonstrate a Local Connection to one of the parishes as defined in the section 106; Parishes of Kirkby Lonsdale, Mansergh, Casterton, Barbon, Middleton, Dent, Garsdale, Sedbergh, Killington, Firbank, Lupton, Hutton Roof, Old Hutton and Holmescales

Please speak to the office for further details.

## 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.

[What3Words Location](http://www.what3words.com/cubed.villas.cups) ///cubed.villas.cups



Bedroom One



Bedroom Two



Bathroom

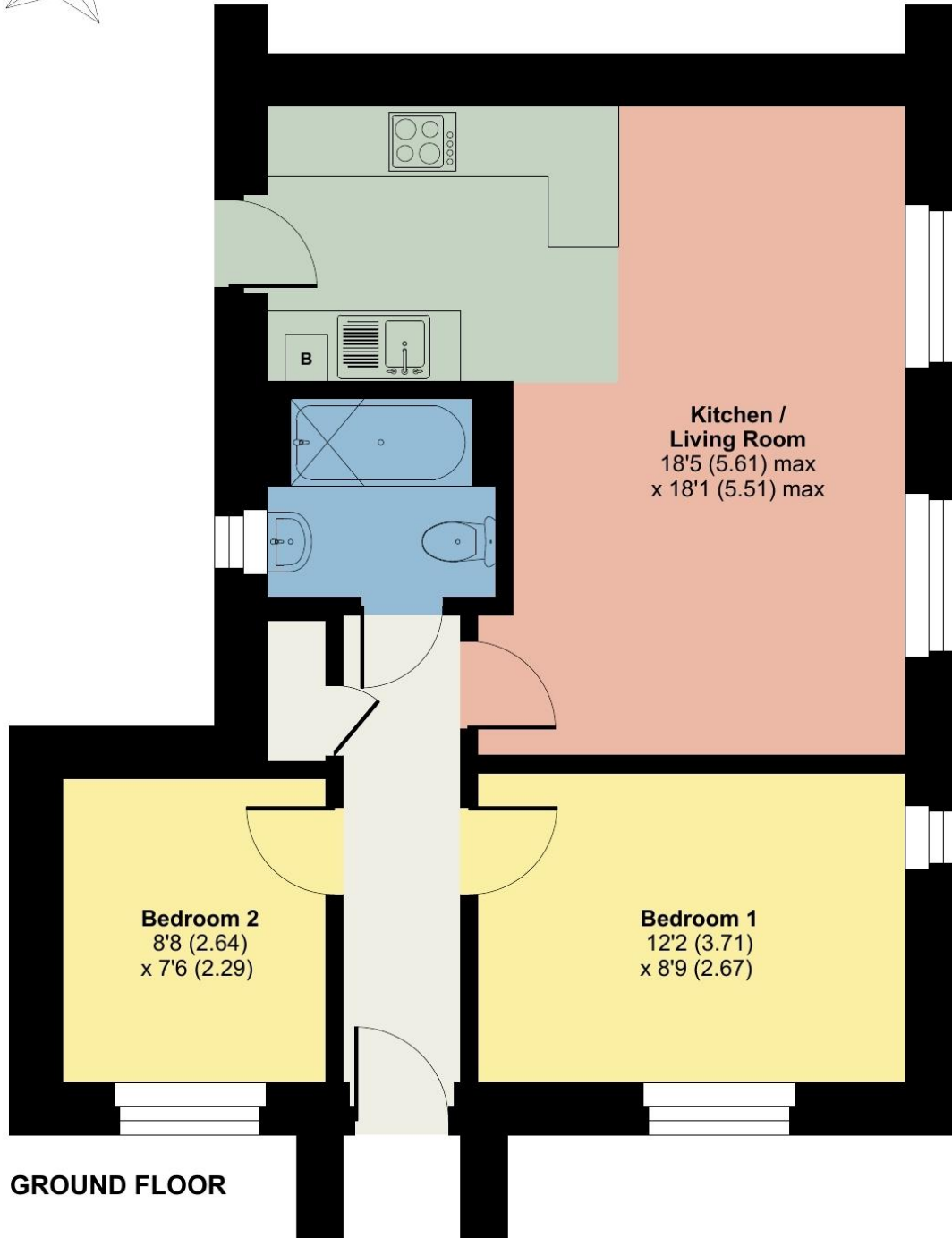


Patio

# Oakfield Park, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 563 sq ft / 52.3 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: 1190837

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