

Kirkby Lonsdale

5 Queens Square, Kirkby Lonsdale, Carnforth, LA6 2AZ

GUIDE PRICE OF £175,000+

FOR SALE BY PUBLIC AUCTION ON THURSDAY 12TH FEBRUARY
AT THE HALSTON HOTEL, CARLISLE

For bidding registration, please visit auctionhousecumbria.co.uk

On approach to 5 Queens Square, it's clear this property offers an excellent opportunity to live in the thriving market town of Kirkby Lonsdale, whether as a permanent home or a convenient lock-up-and-leave, providing a peaceful escape in a town with much to explore. There is also scope for upgrading and modernising, making it a great project for those looking to add their own touch.

Guide Price £175,000

Quick Overview

- Grade II Listed Home
- Well Proportioned Accommodation
- Central Location to Kirkby Lonsdale
- Within a Conservation Area
- Walking Distance to all Local Amenities
- Scope for Modernisation & Upgrading
- Great for First Time Buy or Second Home
- Ideal Investment Opportunity
- No Onward Chain
- Superfast Broadband Available



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TBC



Superfast
Broadband*



Permit Parking
Available

Property Reference: KL3596



Living Room



Living Room



Kitchen



Kitchen

Stepping through the front entrance, you'll enter the living room, which provides access to both the kitchen on the lower ground floor and stairs leading to the bedrooms spread over the upper two floors. The living room benefits from dual aspects to the front and side, allowing natural light to fill the ground floor. It also features a coal-effect fire and ample space for furniture. Adjacent to the living room is a cloakroom area with a door leading outside, as well as a W.C., with the cloakroom offering potential to be used as a utility room.

From the living room, follow the stairs down to the kitchen/diner, which offers plenty of space for a dining table. Comprising wall and base units, a complementary worktop, and tiled splashbacks, the kitchen is ready for a new purchaser to make it their own. Integrated appliances include a Bosch oven and grill with an extractor above, with space for a freestanding fridge/freezer and undercounter washing machine.

Back on the ground floor, head up the stairs to the first floor where you'll find one of the three double bedrooms. This light-filled room has a front-facing window and space for additional furniture to suit. Next door is the four-piece bathroom, with part-tiled walls and flooring, a bath, pedestal hand wash basin, corner shower, and W.C.

On the second floor, there are further bedrooms; the second bedroom having a front-facing window and space for more bedside furniture, while the third bedroom has a small side-facing window with room for a double bed and bedside furniture.

Accommodation with approximate dimensions:

Ground Floor

Living Room 19' 2" x 11' 9" (5.84m x 3.58m)

Inner Hall/Cloakroom

Lower Ground Floor

Kitchen/Diner 18' 6" x 11' 5" (5.64m x 3.48m)

First Floor

Bedroom One 11' 8" x 10' 0" (3.56m x 3.05m)

Second Floor

Bedroom Two 11' 5" x 8' 5" (3.48m x 2.57m)

Bedroom Three 11' 9" x 7' 8" (3.58m x 2.34m)

Property Information

Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council - Band C.

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

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

What3Words ///awake.tadpole.finds

Viewings

Strictly by appointment with Hackney & Leigh.

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

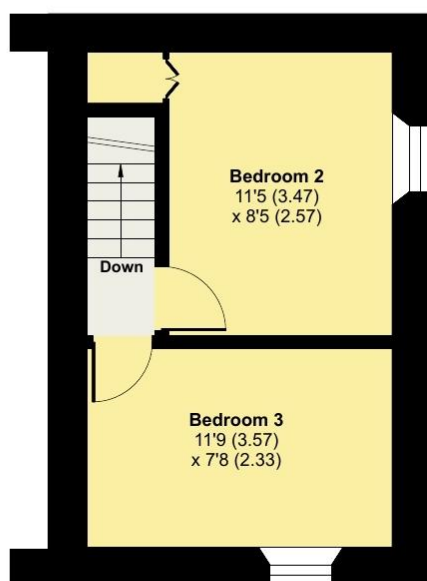


Bathroom

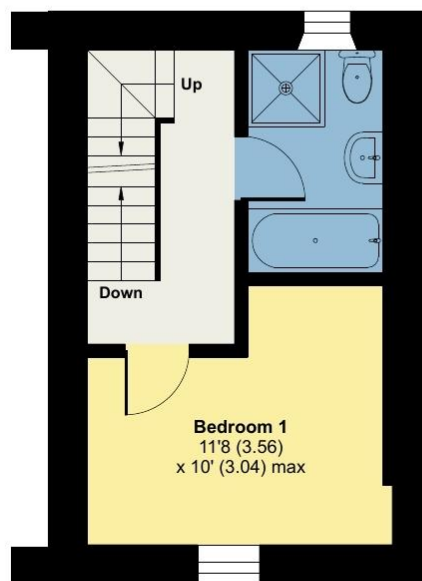
Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 997 sq ft / 92.6 sq m

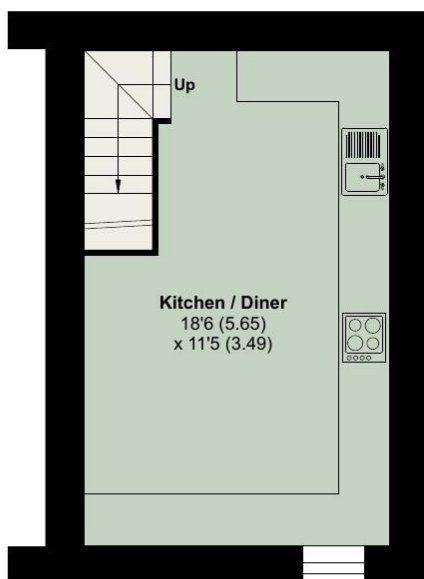
For identification only - Not to scale



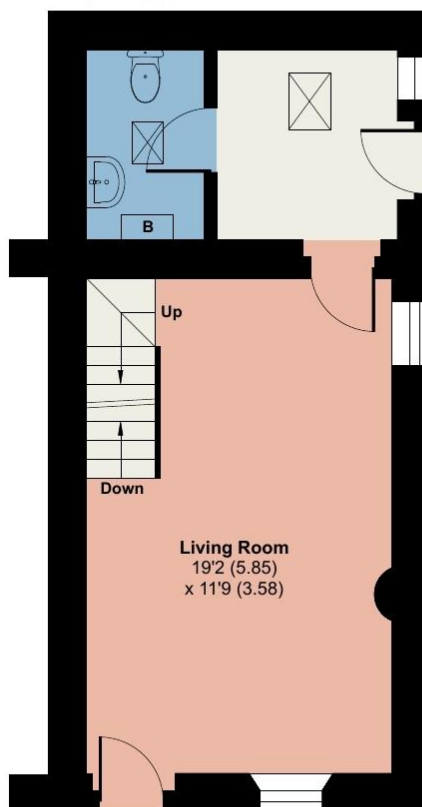
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1248310

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