



## Kirkby Lonsdale

£350,000

43 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6 2BE

Discover the perfect blend of traditional charm and modern convenience at 43 Mitchelgate, a fabulous mid-terraced cottage in the heart of the picturesque town of Kirkby Lonsdale. This delightful property, recently renovated to an impeccable standard, offers a unique opportunity to enjoy the best of both worlds- bustling town life with all the comforts of contemporary living.

### Quick Overview

Fabulous Terraced Cottage  
Attractive, Modern Décor Throughout  
Recently Renovated  
Ideal for a Range of Buyers  
Within a Conservation Area  
Patio Garden to the Rear  
Walking Distance to Local Amenities  
Great Investment Opportunity  
Superfast Broadband Available



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Superfast  
Broadband\*



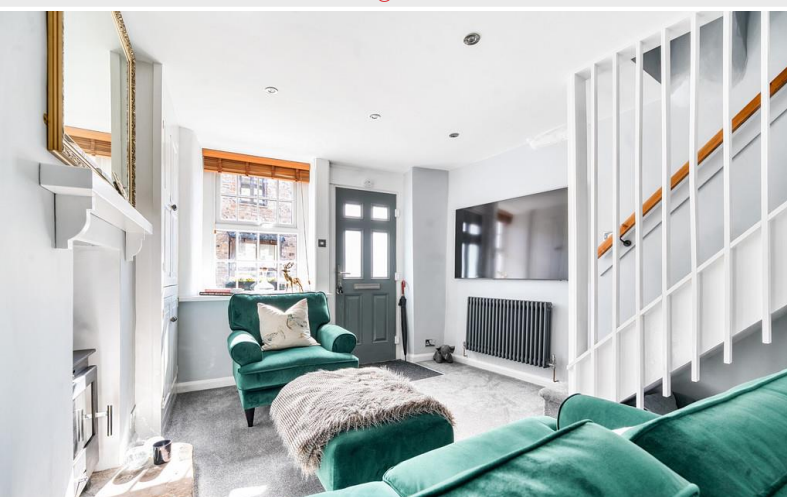
Permit Parking  
Available

Property Reference: KL3608





Living Room



Living Room



Kitchen/Diner



Kitchen/Diner

Spread over three floors, this enchanting home welcomes you with a contemporary living room that exudes warmth and style, with a charming log burner, perfect for cosy evenings, and a staircase leading to the first floor.

The heart of the home lies in the kitchen diner at the rear. Here, sleek wall and base units are complemented by a stylish worktop and a stainless steel sink, creating a space that is both functional and aesthetically pleasing. Integrated appliances, including an oven with a four-ring Lamona hob, fridge freezer, and slimline dishwasher, ensure that every culinary need is met. With ample space for a dining table, this area is perfect for hosting family gatherings or intimate dinners. Step outside to the private rear patio, providing a sun trap during the summer months to enjoy a morning coffee with a gate providing convenient access to the shared alleyway.

On the first floor, you'll find a double bedroom with a front aspect window, and handy storage cupboard. Adjacent is an attractive bathroom suite, complete with a W.C., vanity sink unit, and a walk-in shower featuring a waterfall shower head, finished with part tiled walls to complete the picture. The shower room also comprises two handy storage cupboards, one with space and plumbing for a washing machine and another housing the boiler.

The journey continues to the second floor, where the main bedroom awaits. This inviting space accommodates a double bed and boasts integrated wardrobes, providing ample storage, with a charming feature beam that adds a touch of traditional elegance and a window to the front aspect.

Whether you're seeking a permanent residence or a weekend getaway, this cottage promises a lifestyle of comfort and charm in the heart of Kirkby Lonsdale. Don't miss the chance to make this delightful property your own!

**Accommodation with approximate dimensions:**

**Ground Floor**

**Living Room** 13' 6" x 12' 0" (4.11m x 3.66m)

**Kitchen/Dining Room** 9' 3" x 9' 3" (2.82m x 2.82m)

**First Floor**

**Bedroom Two** 10' 9" x 10' 6" (3.28m x 3.2m)

**Second Floor**

**Bedroom One** 13' 5" x 11' 5" (4.09m x 3.48m)



Living Room



Kitchen/Diner





Bedroom One



Bedroom Two



Bedroom Two



Shower Room

### 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** ///nutty.loving.coveted

#### 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



Shower Room





Patio



Patio



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



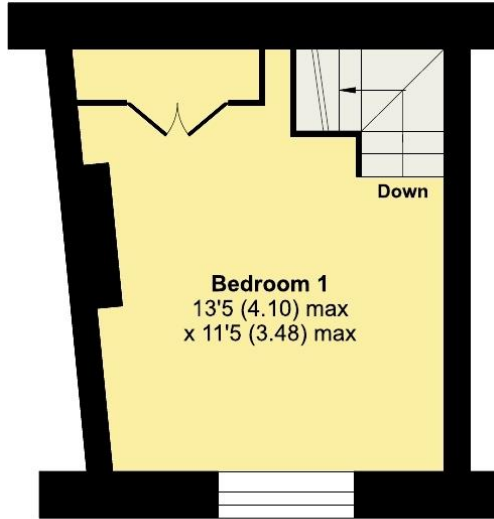
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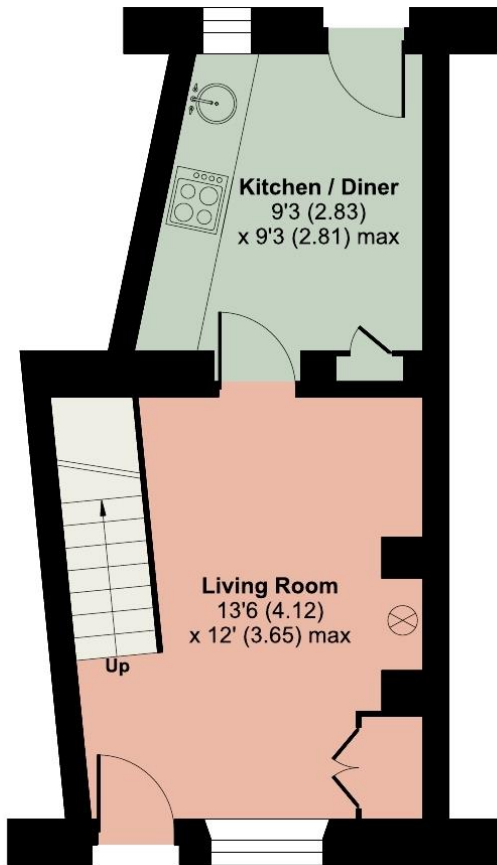
# Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 640 sq ft / 59.4 sq m

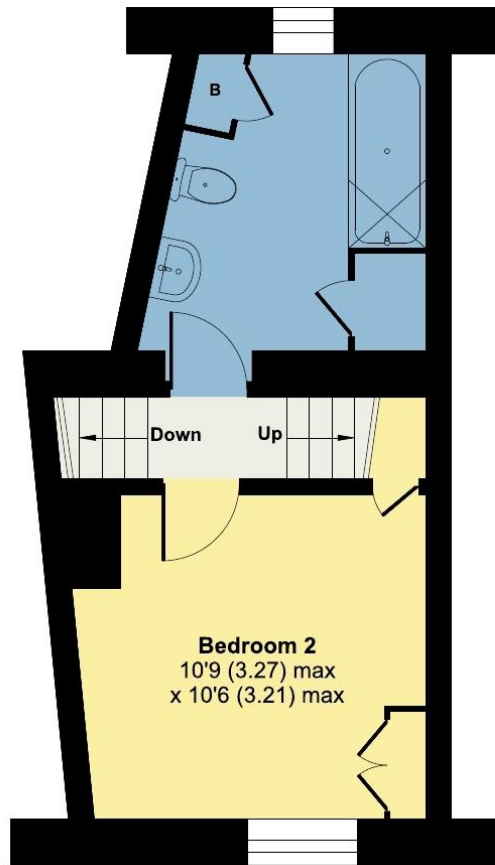
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**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1258600

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Request a Viewing Online or Call 015242 72111