

Sedbergh

£225,000

18 Long Lane, Sedbergh, LA10 5AH

In the picturesque village of Sedbergh, 18 Long Lane offers a delightful blend of comfort and convenience, perfect for first-time buyers or those seeking a charming lock-up-and-leave retreat. This quaint two-bedroom home is set amidst the serene backdrop of Sebergh, known for its beautiful landscapes and welcoming community spirit.

Quick Overview

Situated Within the Yorkshire Dales National Park
Off Road Parking
Two Bedrooms & One Bathroom
Charming End Terraced House
Ideal Home for Small Families, Retired Couples or First-Time Buyers.
Close to Local Amenities within Sedbergh Market Town
Far Reaching Countryside Views
Rear Courtyard Gardens
No Onward Chain



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Superfast
Broadband



Off Road
Parking

Property Reference: KL3614



Open Plan Living/Kitchen/Dining Room



Living Room



Kitchen



Rear Aspect

As you step through the front door, you're greeted by a cosy lounge, complete with a gas fire and useful under stairs storage cupboard. The open-plan layout seamlessly connects the lounge to the dining area at the rear, creating a great space for entertaining. Windows at both the front and rear aspect flood the room with natural light, enhancing the home's bright and airy feel.

The kitchen is thoughtfully designed with a range of wall and base units with a fitted oven and hob and having space for a washing machine and fridge freezer. A door from the kitchen leads out to the rear garden, offering a private outdoor space to enjoy.

Upstairs, you'll find two generously sized double bedrooms. The first bedroom, with its front aspect, includes a handy storage cupboard, while the second bedroom offers views to the rear. The family bathroom features a three-piece suite, including a panelled bath, pedestal sink, and WC, providing all the essentials for modern living.

Outside, the property boasts a courtyard garden with two sheds, perfect for storing bikes and other essentials. Off-road parking adds to the convenience of this delightful home.

Whether you're stepping onto the property ladder or seeking a peaceful retreat, 18 Long Lane is a charming choice in the heart of Sedbergh.

Accommodation with approximate dimensions:

Ground Floor

Living Room 15' 4" x 12' 11" (4.67m x 3.94m)

Kitchen/Dining Room 15' 4" x 7' 3" (4.67m x 2.21m)

First Floor

Bedroom One 15' 5" x 9' 11" (4.7m x 3.02m)

Bedroom Two 10' 8" x 8' 11" (3.25m x 2.72m)

Property Information:

Parking

Off Road Parking.

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:

///agreement.teaspoons.dynamics

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).



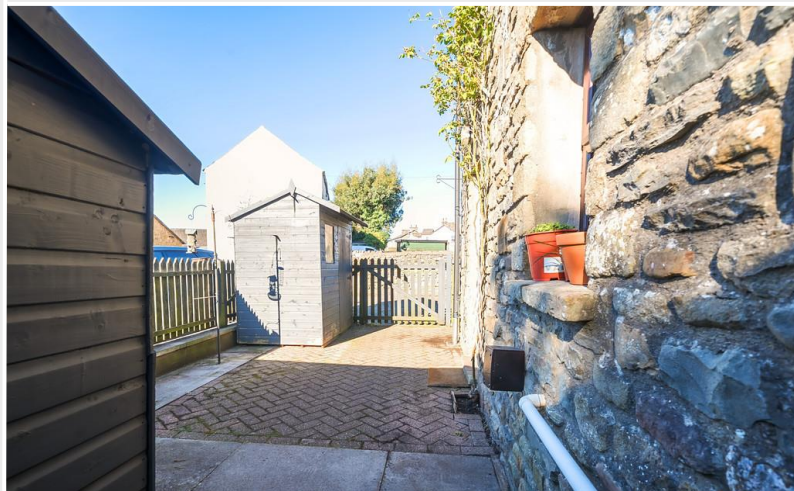
Bedroom One



Bedroom Two



Bathroom

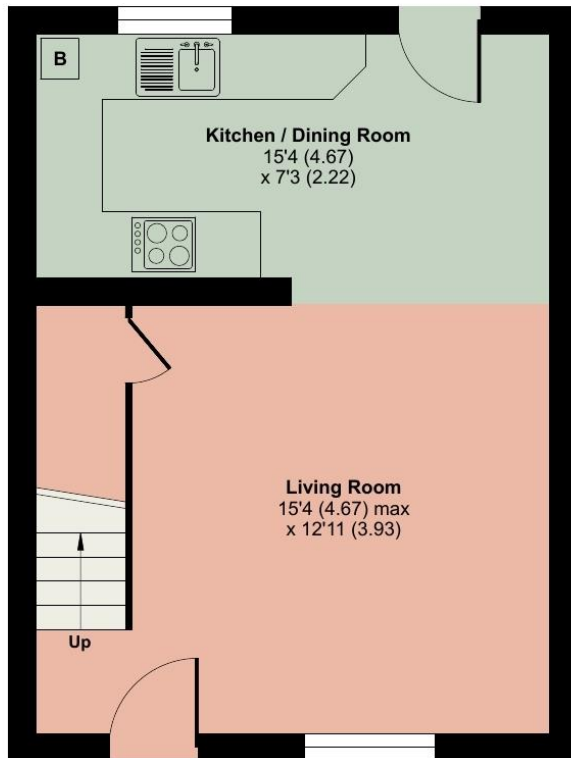


Garden

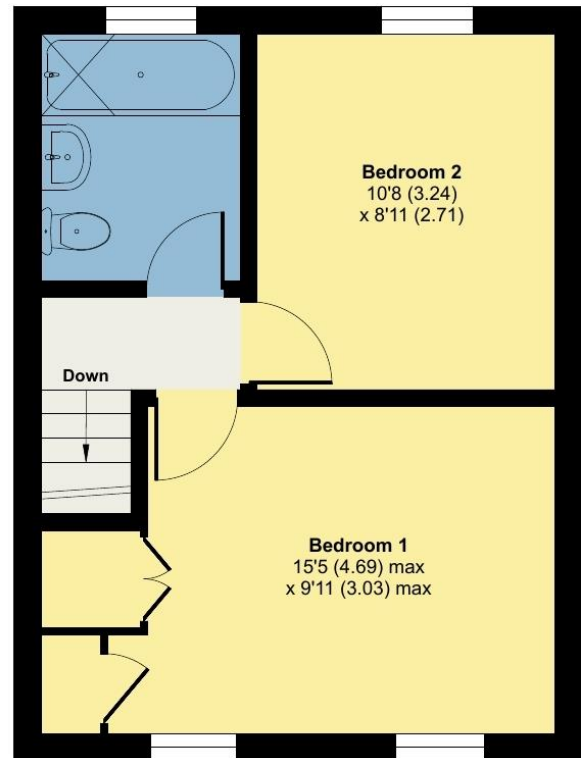
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Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1264590

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