



Kirkby Lonsdale

£93,000

5 Raygarth Gardens, Raygarth Road, Kirkby Lonsdale, Carnforth, LA6 2DP

Tucked away in a quiet cul-de-sac just a short stroll from the heart of Kirkby Lonsdale, 5 Raygarth Gardens offers a fantastic opportunity to step onto the property ladder through shared ownership.

Kirkby Lonsdale itself is a picturesque market town set between the Lake District and the Yorkshire Dales. Known for its historic charm, independent shops, and vibrant food scene, the town offers an appealing mix of countryside beauty and community spirit. Schools, local amenities, cafés, and riverside walks are all within easy reach, making it a popular destination for families and professionals alike. With excellent transport links and a welcoming atmosphere, Kirkby Lonsdale combines timeless character with modern convenience.

Quick Overview

- Shared Ownership Home
- Open Plan Living Accommodation
- Two Bright and Comfortable Bedrooms
- Modern, Neutral Décor Throughout
- Updated Shower Room
- Patio Garden to the Rear
- Allocated Parking
- Close to Local Amenities and Schools
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast
Broadband*



Allocated
Parking

Property Reference: KL3640



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Kitchen



Kitchen

Tucked away in a quiet cul-de-sac just a short stroll from the heart of Kirkby Lonsdale, 5 Raygarth Gardens offers a fantastic opportunity to step onto the property ladder through shared ownership. This well-presented two-bedroom home is neutrally decorated throughout, creating a light and bright atmosphere ideal for modern living.

The ground floor welcomes you into an open plan living area with a front aspect window allowing in plenty of natural light. There's space for both relaxing and dining, along with a handy storage cupboard. The well-equipped kitchen lies to the rear of the home, featuring a range of wall and base units with complementary worktops, appliances including an integrated fridge, under counter freezer, oven and four-ring gas hob, whilst a breakfast bar adds a sociable touch to this functional space. From the kitchen, step outside to a private, enclosed patio garden with a peaceful outlook over mature trees - perfect for outdoor seating and entertaining. A ground floor cloakroom with W.C. and hand wash basin adds extra convenience.

Upstairs, the home offers two bedrooms: a generous double with a rear aspect and room for freestanding furniture, with bedroom two being a smaller double or single bedroom to the front, complete with an integrated storage cupboard. The bathroom has been tastefully updated and comprises a walk-in shower with waterfall shower head, modern vanity unit with sink and W.C., and a heated towel radiator.

With allocated parking to the front, this home is ideal for first-time buyers or those seeking a low-maintenance lifestyle in a highly desirable location.

Accommodation with approximate dimensions:

Ground Floor

Open Plan Kitchen/Living/Dining Room 24' 0" x 13' 2" (7.32m x 4.01m)

First Floor

Bedroom One 13' 10" x 9' 10" (4.22m x 3m)

Bedroom Two 13' 10" x 6' 7" (4.22m x 2.01m)

Property Information

Parking

Allocated parking to the front.

Tenure

Leasehold - The property is held on the remainder of a 999-year lease from 2005 and is currently managed by Blair Estates. This is a shared ownership scheme, with local occupancy restrictions in place.

Prospective buyers will need to submit an application to Westmorland and Furness Council for eligibility.

Local Occupancy Restrictions:

Must be sole residence.. and

- a) either a person with a local connection in need of housing e.g. someone who could not afford this home at 100% value.
- b) a key worker

Rent is payable on the remaining 40% share, currently set at approximately £175.92 per month.

Local connection is

- 1) has been a resident in the parishes for 5 years previous to this date
- 2) lived in the parishes for 10+years up to age 18
- 3) lived in the parishes for 8+ years up to age 21
- 4) lives in the parishes for 6+years & declared as homeless & put in temp accommodation
- 5) has been employed for 5years+ in full or part time employment in the parishes.

Key Worker is

- 1) employed or has a firm job offer for a minimum of 2 years in the Parish AND in need of housing AND fulfils a role in local community e.g. schools, fire, police, social services, health professions.

Council Tax

Westmorland and Furness Council. Band A.

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.

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).



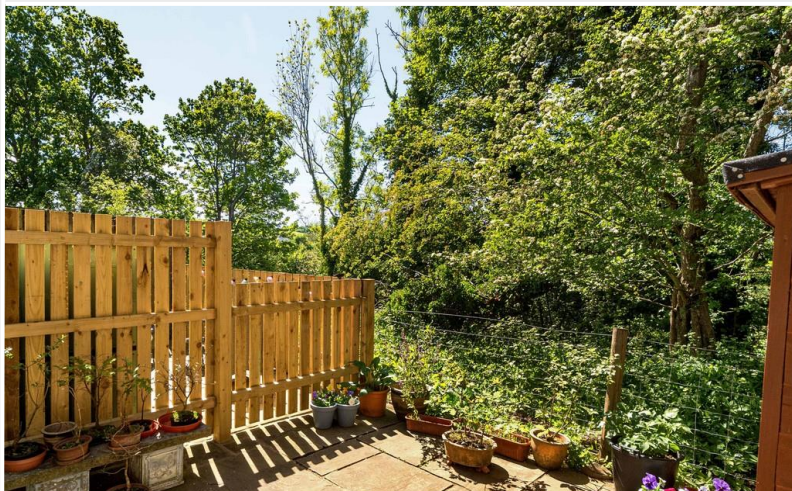
Bedroom One



Bedroom Two



Bathroom

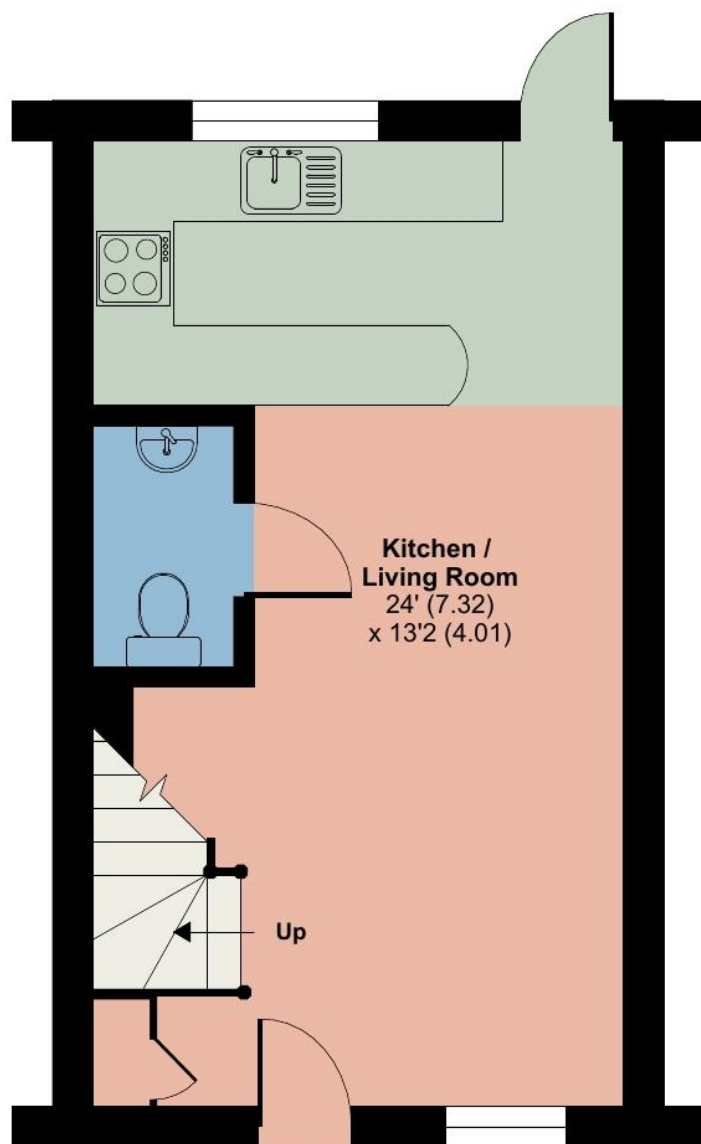


Patio

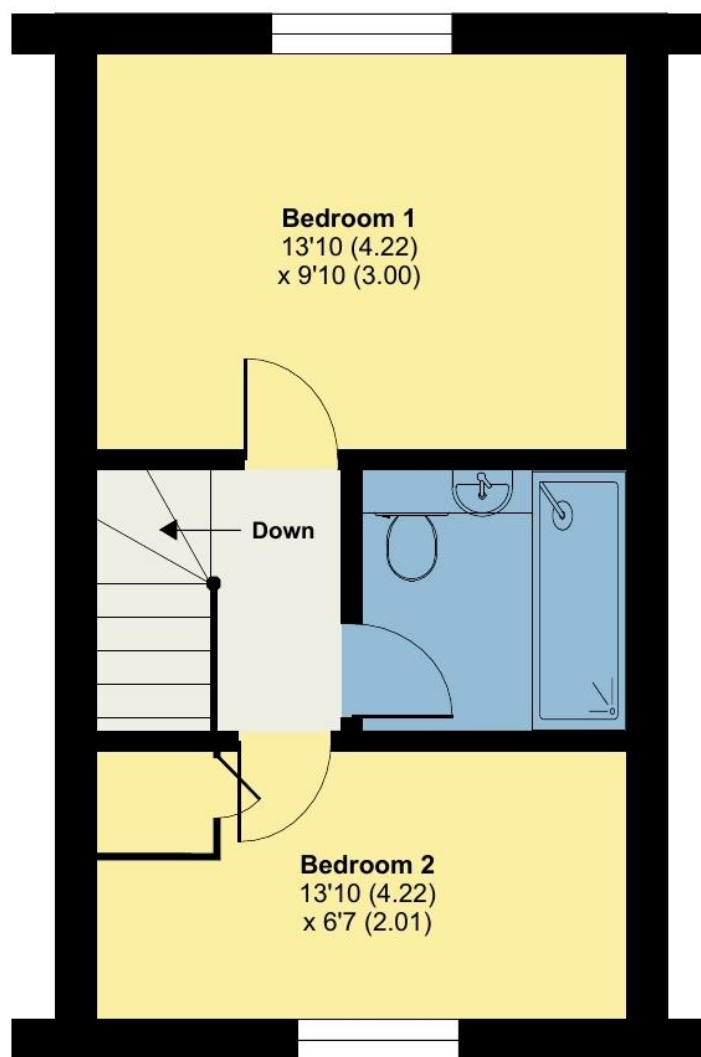
Raygarth Road, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/05/2025.