



## Kirkby Lonsdale

£295,000

44 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6 2BE

A charming mid-terraced home situated in the heart of the highly sought after market town of Kirkby Lonsdale. This two bedroom property offers light filled living spaces and a neutral décor throughout, providing a fantastic opportunity for a new owner to personalise and make it their own.

### Quick Overview

Well Appointed Mid Terrace Home  
Neutral Décor Throughout  
Light & Bright Living Spaces  
Two Comfortable Bedrooms  
Scope for Modernisations  
Cottage Garden to the Rear  
Ideal Downsize or First Home Opportunity  
Walking Distance to Local Amenities  
No Onward Chain  
Superfast Broadband Available



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Superfast  
Broadband\*



Permit Parking  
Available

Property Reference: KL3639



Living/Dining Room



Living/Dining Room



Kitchen



Garden

Situated on Mitchelgate, one of Kirkby Lonsdale's characterful streets, this home enjoys an enviable position just a short stroll from the town centre. Kirkby Lonsdale is renowned for its vibrant community, independent shops, excellent eateries, and scenic walks, including the banks of the River Lune. The town lies on the edge of the Yorkshire Dales National Park and is within easy reach of the Lake District, making it an ideal base for lovers of the outdoors. Excellent road links and nearby access to the M6 provide convenient connections to Kendal, Lancaster, and beyond.

From Mitchelgate, step into the shared alleyway that provides access to number 44. Upon entering, you are welcomed into the inviting living/dining room where natural light pours in through a front aspect window and a rear patio door that opens out to the garden. A central fireplace adds character, while there's ample space for both lounge and dining furniture. A staircase leads to the first floor, and a door leads through to the galley-style kitchen, fitted with base units and worktop space, an oven, and a sink with drainer. There's room for a washing machine and under-counter fridge and freezer. A stable door offers further access to the rear garden.

Upstairs, you'll find two well-proportioned bedrooms; a double bedroom with integrated wardrobes and a light-filled single bedroom. The bathroom features a three-piece suite including a bath with shower over, a vanity unit with inset sink, and a W.C.

To the rear, the property benefits from a private garden; a peaceful outdoor space with a lawn, mature planted borders, a vegetable patch, and a useful garden shed.

This delightful home is ideal for first-time buyers or downsizers looking for a property in a premium location.

#### Accommodation with approximate dimensions

##### Ground Floor

Living/Dining Room 22' 6" x 11' 1" (6.86m x 3.38m)

Kitchen 12' 7" x 7' 6" (3.84m x 2.29m)

##### First Floor

Bedroom One 15' 0" x 10' 8" (4.57m x 3.25m)

Bedroom Two 11' 9" x 7' 10" (3.58m x 2.39m)

## 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.

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### 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 One



Bedroom Two

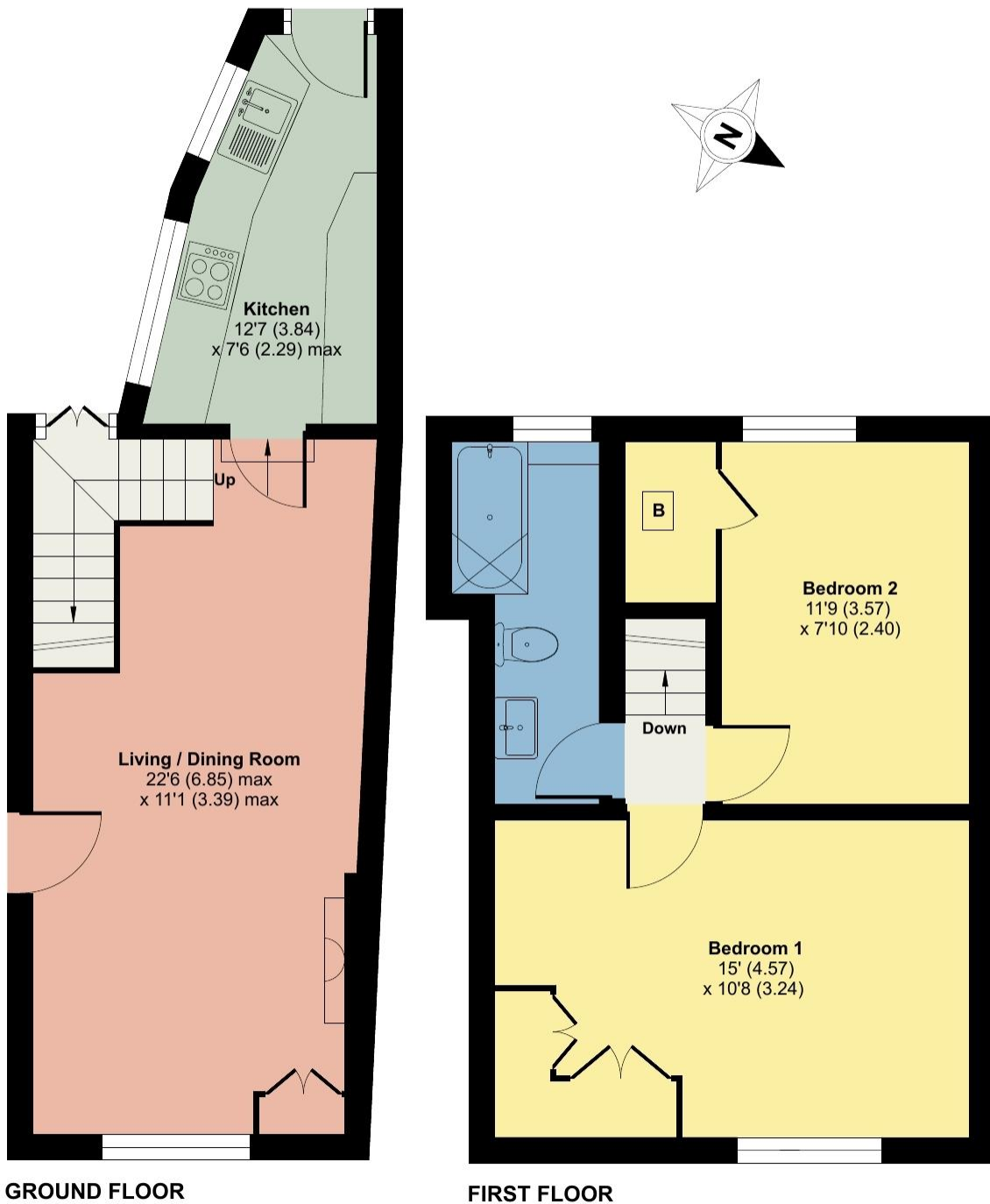


Bathroom

# 44 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



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: 1294399

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