

Kirkby Lonsdale

£200,000

9b Main Street, Kirkby Lonsdale, Lancashire, LA6 2AQ

Located just off the bustling Main Street in the heart of Kirkby Lonsdale, this delightful one-bedroom duplex apartment offers characterful living space, private parking, and easy access to all the town's local amenities, restaurants, and transport links, making it an ideal home, weekend retreat, or investment opportunity.

Quick Overview

One Bedroom Duplex Apartment
Open Plan Living & Kitchenette
Character Features Throughout
Ideal Holiday/Weekend Home
Private Parking Space for a Small
Vehicle
Central Town Location
Walking Distance to Local Amenities
No Onward Chain
Superfast Broadband Available



1



1



1



C



Superfast
Broadband*



Parking
Available*

Property Reference: KL3674



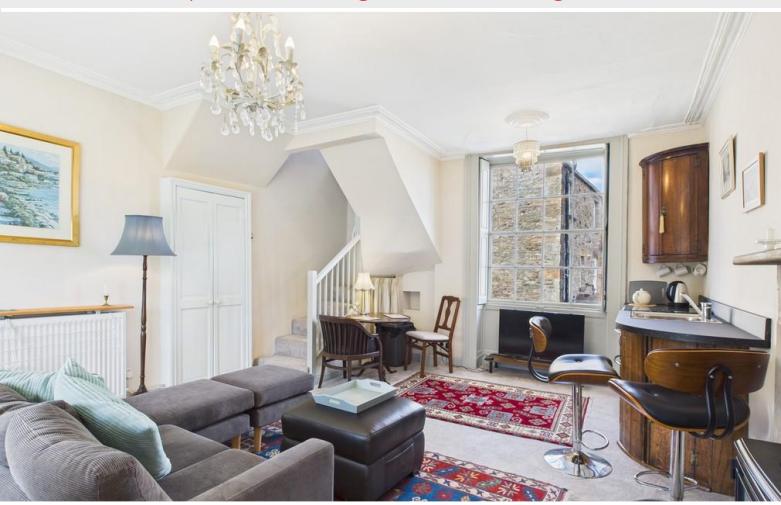
Open Plan Living/Kitchen/Dining Area



Open Plan Living/Kitchen/Dining Area



Open Plan Living/Kitchen/Dining Area



Open Plan Living/Kitchen/Dining Area

Kirkby Lonsdale is a highly sought after market town between the Lake District and the Yorkshire Dales. Known for its vibrant community, independent shops, artisan cafes, and excellent dining options, it's a place full of charm and history. The town also offers good transport connections and is within easy reach of the M6, Kendal, and Lancaster. Whether you're looking for an active outdoor lifestyle or a picturesque place to call home, Kirkby Lonsdale has something for everyone.

Tucked away in a peaceful yet central position, 9b Main Street benefits from a small dedicated parking space, with steps leading up to the private entrance.

Upon entering, you're welcomed into a bright kitchen/living space, bathed in natural light thanks to dual-aspect windows, including a charming window seat overlooking the front. There is ample room for lounge furniture and a dining table, making it a versatile and cosy space along with a feature fireplace. The kitchen area is fitted with base units, a sink, four-ring hob and oven, with space for a dishwasher. A handy storage cupboard completes the ground floor, which also houses the fridge and microwave.

Stairs lead to the first floor, where you'll find a landing with additional storage, housing the boiler and washing machine. The bathroom features a bath with shower over, pedestal sink and W.C., and the well-proportioned double bedroom with a front aspect window enjoys a feature fireplace and room for furniture. Throughout the apartment, character beams add a touch of charm and heritage.

Accommodation with approximate dimensions

Ground Floor

Kitchen/Living Area 13' 11" x 18' 2" (4.24m x 5.54m)

First Floor

Bedroom 14' 1" x 11' 9" (4.29m x 3.58m)

Property Information

Parking

Off road parking.

Tenure

Leasehold. Subject to the remainder of a 999 year lease dated the 19 March 1986. A copy of the lease is available for inspection at the office. This is subject to a service charge and ground rent payable annually at £427.70 which includes building insurance. Please note the property is unable to be a holiday let.

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: ///seat.goodnight.pits

Viewings

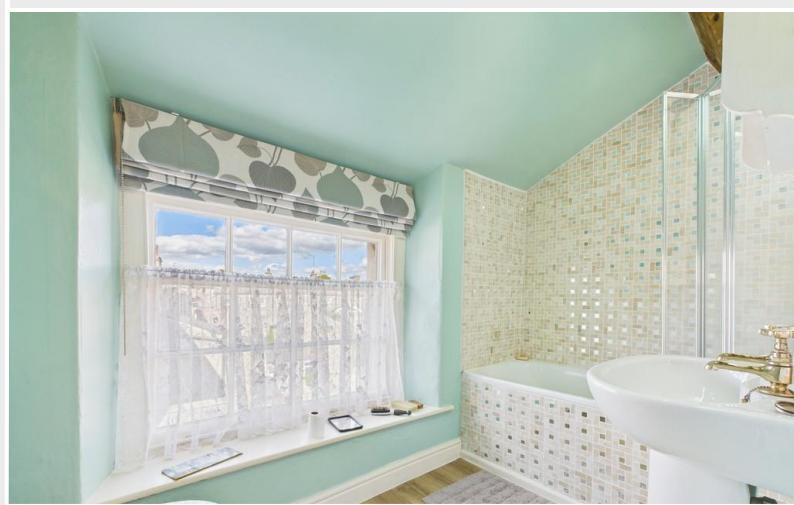
Strictly by appointment with Hackney & Leigh.

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).



Hallway



Bathroom



Bedroom



9B Main Street



Floor 0

Approximate total area⁽¹⁾

516 ft²
48 m²

Reduced headroom
4 ft²
0.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 08/10/2025.

Request a Viewing Online or Call 015242 72111