



Sedbergh

£220,000

22 Fell Close, Sedbergh, LA10 5AP

22 Fell Close presents a well appointed, mid terraced home in a peaceful cul de sac location within the sought after Market Town of Sedbergh, with local amenities and schools on the doorstep. Now in need of updating and modernisation, this property presents great potential to really transform and make this your own.

The accommodation briefly comprises an entrance hall, kitchen and separate utility, living room, conservatory and three bedrooms. A yard to the rear allows for outdoor seating with planted borders and space for potted plants.

Sedbergh itself is a delightful town located in the heart of the Yorkshire Dales National Park, offering endless opportunities for outdoor pursuits and exploring the countryside. The town boasts a variety of independent shops, cafes, and restaurants, ensuring convenience and a vibrant community. Sedbergh also has a primary school, along with the highly regarded Sedbergh School, a library, and a community centre, providing a strong sense of community.



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Superfast
Broadband*



On Street
Parking

Quick Overview

- Mid-Terraced Home
- Three Bedrooms & One Bathroom
- Two Reception Rooms & Utility
- On Street Parking
- Scope for Updating & Modernising
- Rear Garden
- Close to Local Amenities within Sedbergh Market Town
- No Onward Chain
- Situated Within the Yorkshire Dales National Park
- Superfast Broadband Available

Property Reference: KL3565



Living Room



Conervatory



Kitchen



Rear Garden

Property Overview

Step through the door into the entrance hall with space for coats and shoes. Firstly, you are lead into the kitchen, a well fitted space with wall and base units, complementary work tops and a stainless steel sink with drainer. Integrated appliances include a Belling oven and grill, dour ring hob with extractor over, dishwasher and fridge freezer. There is also a handy under stairs cupboard for housing essentials.

A door opens into the utility, again benefitting from wall and base units, worktop and space and plumbing for a washing machine and drier, with a door opening into the garden.

The living room is a generous space with front aspect window, enjoying a feature coal effect fire with marble surround. Double doors open into the conservatory, creating a great dining space or sun trap to enjoy a morning coffee with double doors into the garden, great for entertaining in the summer months. The garden enjoys patio areas for outdoor seating with space for potted plants and planted borders, and a gate leads onto the rear.

Follow the stairs to the first floor where you will find the three bedrooms and bathroom. Bedroom one is a double room to the front aspect with integrated wardrobes and space for additional furniture, whilst bedrooms two and three are smaller rooms, with bedroom two benefitting from integrated storage. The bathroom is a three piece suite comprising a walk in shower, pedestal sink and W.C. with part tiled walls to finish.

Now in need of updating, 22 Fell Close creates a great opportunity to acquire a substantial home within the Market Town of Sedbergh, ideal for investors, first time buyers or those seeking a home with the scope to truly make it their own.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 17' 9" x 10' 6" (5.41m x 3.2m)

Conservatory 9' 8" x 9' 3" (2.95m x 2.82m)

Kitchen 13' 4" x 8' 10" (4.06m x 2.69m)

Utility 10' 0" x 4' 11" (3.05m x 1.5m)

First Floor

Bedroom One 12' 0" x 10' 10" (3.66m x 3.3m)

Bedroom Two 9' 4" x 5' 11" (2.84m x 1.8m)

Bedroom Three 13' 6" x 5' 6" (4.11m x 1.68m)

Parking

On Street Parking is available nearby.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band B.

Tenure

Freehold. Vacant possession upon completion.

Subject to the Section 157 of the Housing Act 1985 Legislation. The property is unable to be sold as a second home or holiday let, and prospective purchasers must be able to provide evidence of living or working in the county of Cumbria for 3 years prior to purchase.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words Location & Directions

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Sedbergh is a small market town in east Cumbria lying beneath the Howgill Fells, within the Yorkshire Dales National Park and close to the Lake District National Park. With convenient access to all local amenities, including shops, restaurants dental and doctors' facilities and much more.

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



Bedroom Three

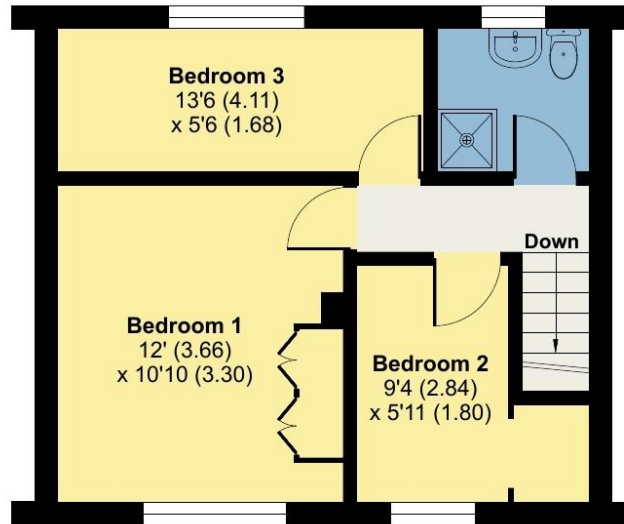


Bathroom

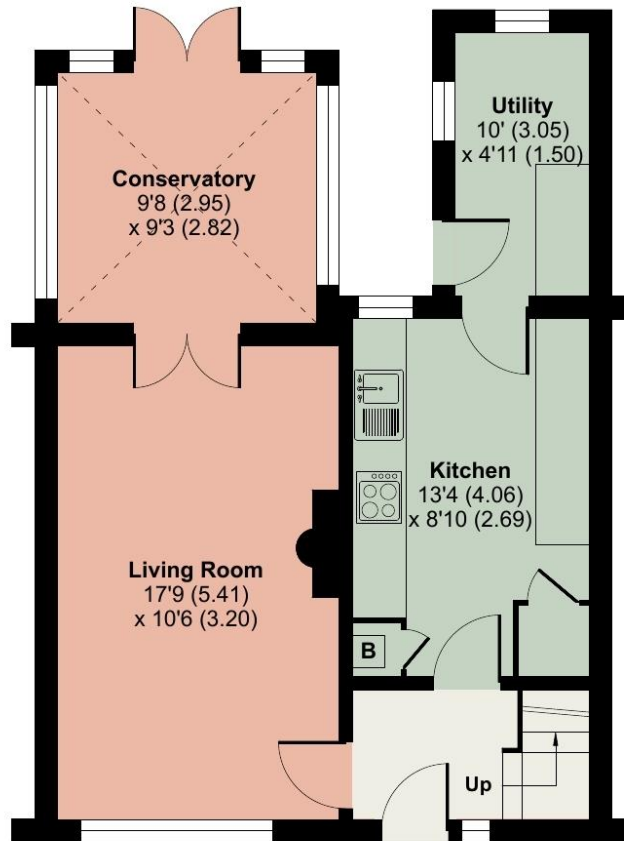
Fell Close, Sedbergh, LA10

Approximate Area = 862 sq ft / 80.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1191371

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