

11 MARKET SQUARE

£345,000

Kirkby Lonsdale, LA6 2AN

Tucked away in a quiet setting, set back off Market Square and within the heart of this popular and picturesque Lune Valley market town, a delightful, Grade II Listed terrace cottage.

Light, bright, well presented and spacious, the accommodation offers two bedrooms and house bathroom, as well as a lovely open plan sitting/dining/kitchen. Low maintenance outside space with flagged path to the front providing space for a table and chairs, a planted bed and timber shed.

Perfect as a bolthole from a busy life where you can enjoy weekends and holidays, ideal to buy and let out for holidays or for those looking to downsize and enjoy the lifestyle and convenience that central town living offers.





Welcome to **11 MARKET SQUARE**

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Here's our **TOP TEN** reasons to love **11 Market Square**:

1. **At the heart of life in Kirkby Lonsdale** - this sought-after Cumbrian market town in a Conservation Area, has been voted in the Top 10 places to live in the northwest by the Sunday Times on a number of occasions. Walk to the independent shops, the post office, to the pubs, cafes and restaurants, Boots supermarket and Boots Chemist as well as the opticians and doctor's and dentists' surgeries - the location is central and so highly convenient.
2. **Grade II Listed** - bought by the current owners in 1981, the property has undergone a programme of refurbishment to create a modern property with some character features (ceiling beams, window lintels, a former stone fireplace in bedroom 1 and some tongue and groove doors).
3. **Potential income stream** - the property could be let on an Assured Shorthold Tenancy or holiday let.
4. **Well presented and light filled accommodation** - with an approximate gross internal area of 765 sq ft (71.1 sq m) with the ground floor being open plan.
5. **Sociable and welcoming living space** with an open plan sitting/dining kitchen. The kitchen is fitted with base and wall units with integral appliances comprising electric oven and hob, microwave, slimline dishwasher and refrigerator. There is also plumbing for an undercounter washing machine. There is space for a dining table and the sitting area has a multi-fuel stove set on a slate hearth to one corner. The open staircase with understairs cupboard rises to the first floor landing with Velux skylight.
6. **Sweet dreams** - there are two double bedrooms, one with a built-in wardrobe. A three piece bathroom completes the picture.
7. **Convenient parking** - as with many properties in Kirkby Lonsdale there is no parking with the property but you can buy annual permits from Westmorland & Furness Council and use the centrally located car park in the middle of town. Easy.
8. **Low maintenance outside space** - to the rear, there is a shared flagged pathway with space for a table and chairs and planted border. There is also a timber garden/bin store. Low upkeep leaves more time to get out and enjoy the things you like to do.
9. **Excellent access to the immensely scenic outdoors** - Lune Valley, the Yorkshire Dales and Lake District National Parks and two National Landscapes (Silverdale/Arnsdale and the Trough of Bowland) so in whichever direction you head for a walk, run, climb, sail or cycle, it's all beautifully accessible. If you fancy a walk by the sea, Morecambe Bay Estuary and Grange-over-Sands aren't too far away.
10. **Travelling from A to B** - there is easy access onto the M6 at Junctions 34, 35, or 36 with the A65 for travelling east on the edge of town. There are train stations at Oxenholme and Lancaster, on the main west coast line with direct trains to London Euston, Glasgow, Edinburgh and Manchester Airport.

Come along and see for yourself....whether you're looking for a main residence, a second home or a holiday let, 11 Market Square has much to offer:



You'll need to know...

- Mains electricity, drainage and water
- Multi fuel stove in the living/dining kitchen and electric radiators
- Double glazed windows in wood frames
- External lighting and water tap
- The property is Grade II Listed
- There is shared access to the front of the property
- The property is banded C for Council Tax purposes. Local and Planning Authority: Westmorland & Furness Council westmorlandandfurness.gov.uk
- Freehold, with vacant possession on completion
- Carpets, curtains and blinds, curtain poles, light fittings and integral kitchen appliances are included in the sale

To find the property - from the market square, proceed on foot through the arched cobbled area to the left of Abrahams, then turn left. No. 11 is the penultimate property on the left.

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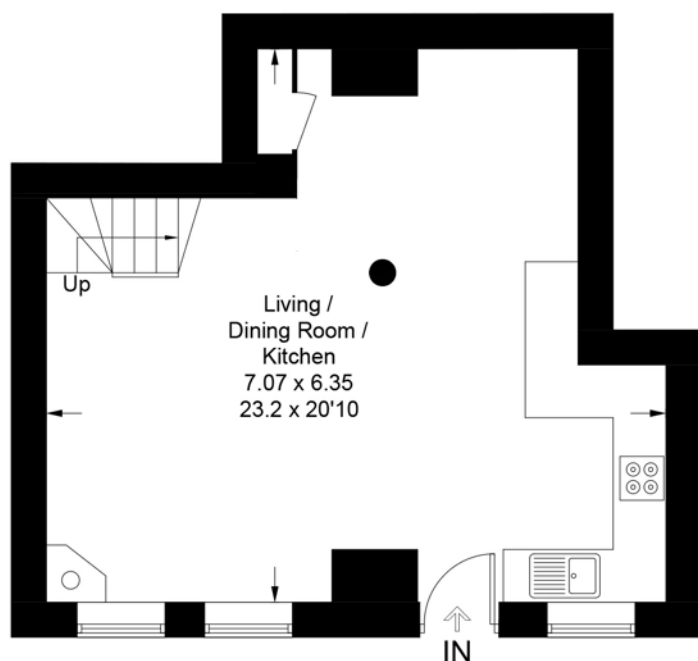
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

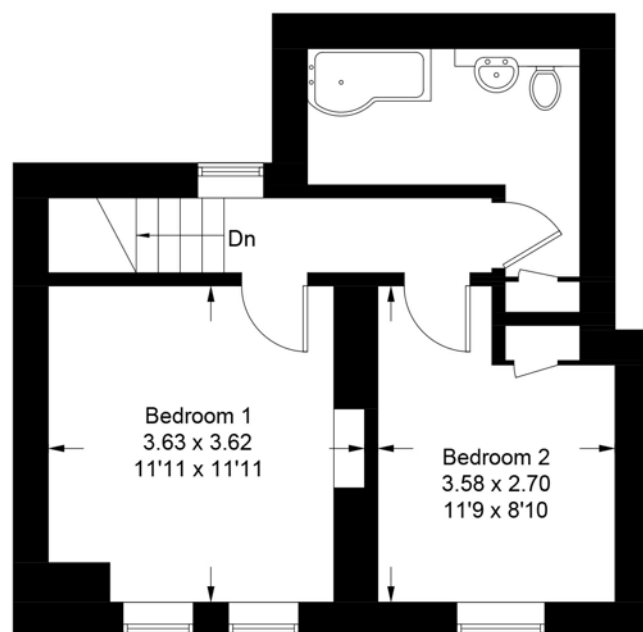


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Approximate Gross Internal Area = 71.1 sq m / 765 sq ft

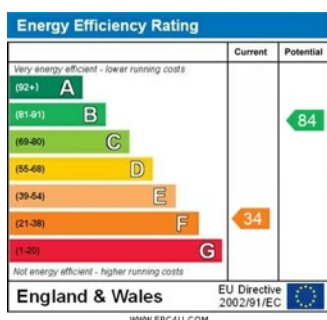


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1166803)



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