

## 5 JINGLING LANE

£250,000

Kirkby Lonsdale, LA6 2AW

**A mid terrace period cottage, set in a row of four, situated in the heart of this award-winning and sought-after Lune Valley market town.**

Occupied by tenants for several years, the property is now ready for refurbishment and upgrading. Kitchen with pantry, sitting room, three bedrooms and bathroom. Garden to the front and rear walled courtyard with two stone and slate outbuildings. An allocated parking space available within a neighbouring car park on an annual licence.

Nos. 3, 7 and 9 are also on the market. Please ask the agent for further details.







## Welcome to 5 JINGLING LANE

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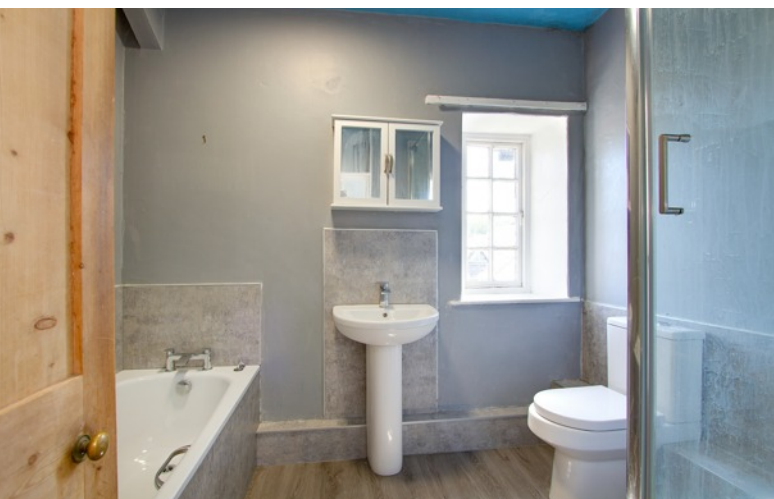
### Here's our TOP TEN reasons to love 5 Jingling Lane:

1. **Location, location, location** - 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.
2. **Highly convenient** - walk to the independent shops, the post office, bank, to the pubs, cafes and restaurants, Booths supermarket and Boots Chemist, as well as the opticians and doctor's and dentists' surgeries.
3. **Opportunity to refurbish** - now ready for upgrading to suit your own requirements.
4. **Income potential** - 5 Jingling Lane has been let on an Assured Shorthold Tenancy for a number of years; it could also be a holiday let.
5. **As it stands** with a gross internal area of c. 917 sq ft (85.2 sq m). To the ground floor, is a kitchen with base and wall units, a shelved pantry and understairs cupboard and a sitting room with alcove cupboard and front vestibule. An enclosed staircase leads to the first floor with two double bedrooms, one with airing cupboard, single bedroom 3 and a modern four piece bathroom.
6. **Allocated parking** - one space within the car park on Jingling Lane, available through John G Hills on an annual licence.
7. **Garden** - with a flagged terrace and lawns.
8. **Small walled courtyard** to the rear with two stone and slate outhouses. A pedestrian gate leads onto Jingling Lane.
9. **Excellent access to the great outdoors** - Lune Valley, The Yorkshire Dales and the Lake District National Park and two National Landscapes (Silverdale/Arnsdale and the Forest of Bowland) so in whichever direction you head for a walk, run, climb, sail or cycle, it's all beautifully accessible.
10. **Connectivity** - 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.

**To find the property:** from the market square in the centre of the town, head east along Jingling Lane. The row of cottages is on the right hand side with No. 5 being the second in the row.

*What3Words reference: ///physical.shoulders.retiring*





## You'll need to know...

- Mains electricity, gas, water and drainage
- Single glazed windows
- Council Tax - 5 Jingling Lane is currently banded B. Potential purchasers are advised to verify this information for themselves.
- Local and Planning Authority - Westmorland & Furness Council. W: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)
- Tenure - freehold, vacant possession on completion
- Also available separately - Nos. 3, 7 and 9 are also on the market. Please ask the agent for further details.
- Sold as seen

### 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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### 3, 5, 7, 9 Jingling Lane, Kirkby Lonsdale, LA6 2AW

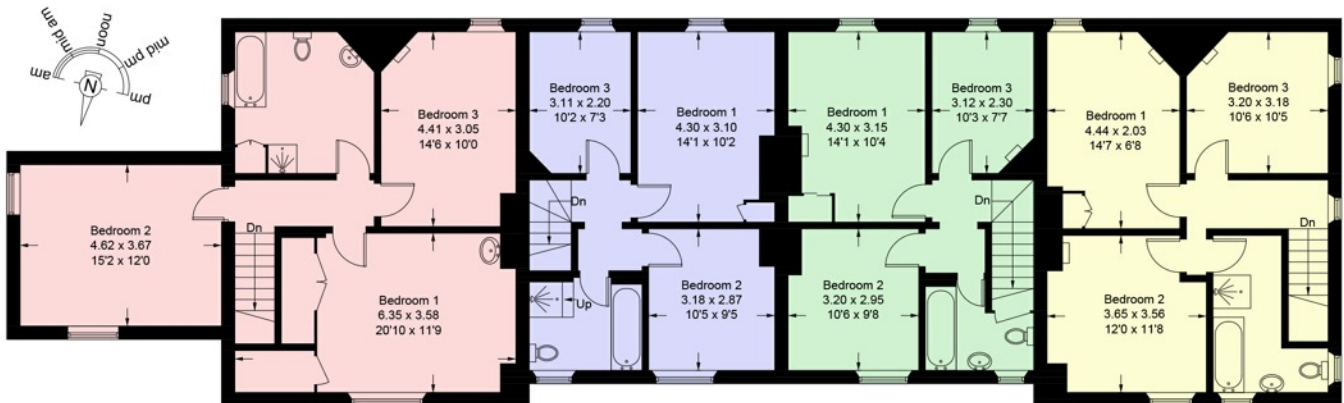
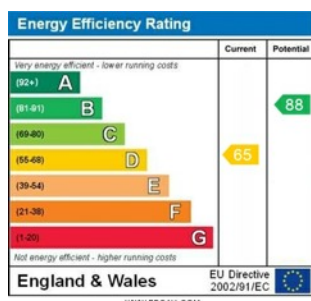
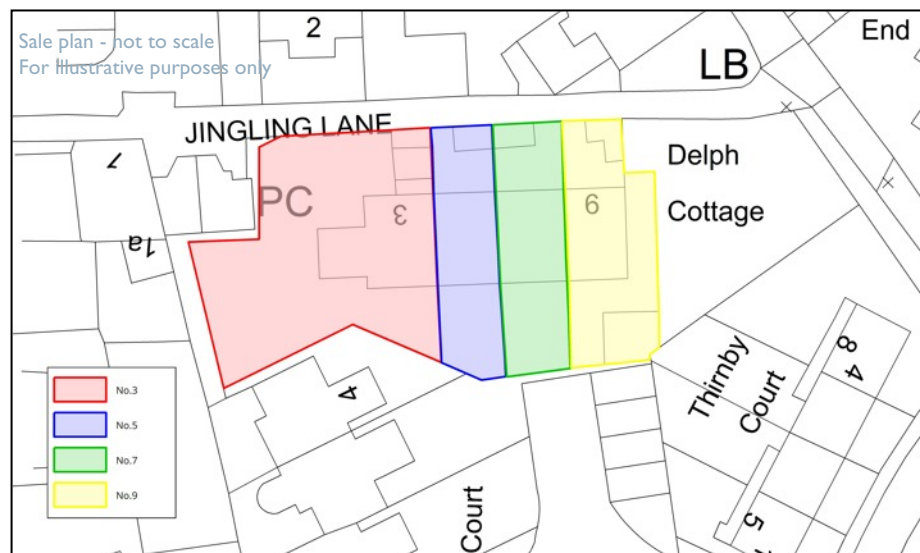


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203902)



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