



Flat 1, Yewdale View

Tilberthwaite Avenue, Coniston, LA21 8ED

Guide Price £195,000

Flat 1, Yewdale View

Tilberthwaite Avenue, Coniston

A superb newly refurbished first floor one bedroom apartment with delightful views to both the front and rear including views towards the Yewdale Fells and The White Lady. Benefiting from a recent comprehensive refurbishment program of which the property has been completely transformed throughout. Including a new quality fitted kitchen and shower room, new wiring, new electric heating system. Attractive oak doors throughout along with new UPVC double glazing including a Juliet balcony. The property has also been fully carpeted with blinds/curtains. Ultimately creating a wonderful opportunity to walk in to a turn key property that can be an ideal holiday let, second home retreat or main residence.

Ideally situated being located in the very centre of the village which is located in the heart of the Lake District National Park with a variety of amenities on offer including shops, petrol station, butchers, public houses etc. The village is well renowned for its connections with Donald Campbell and John Ruskin. From the property there are endless fell and country walks from the door step.



Accommodation

Outdoor steps leading to:

Communal glazed door.

Oak front door into:

Hallway

Quality oak floor, shallow cloaks cupboard providing useful storage facility. Loft hatch with loft ladder housing cylinder.

Kitchen

A selection of cream shaker wall and base units with wood effect worktop and upstand. Integrated appliances include: 4 ring electric hob and cooker with extractor, slimline dishwasher, fridge, washing machine and pull out dual full height waste bin. Oak effect flooring, stainless steel sink unit and mixer tap. Wonderful views towards Yewdale fells and The White Lady. Tasteful quality fitted fabric roman blind.



Bathroom

Well presented three piece suite comprising of a generous double shower with glazed screen and chrome fittings, vanity wash hand basin with useful storage beneath, mono chrome tap and WC. Fully floor tiled and partially wall tiled in a delightful contemporary style. Chrome ladder radiator. Extractor fan. Window offering stunning views to Yewdale fells and The White Lady. Fitted fabric roman blind.



Living room

Light and airy room with feature patio windows and glazed Juliet balcony offering stunning views towards the Yewdale Fells and The White Lady once again. Electric stove effect fire on slate hearth and oak mantle. Electric wall heater & inset lights.



Bedroom One

Spacious light and airy double room with south facing views over the village green towards the countryside. Electric wall heater and inset lighting.



Directions

On entering Coniston from Ambleside on the A593 proceed until you approach the bridge with The Yewdale Inn on the left hand side. Turn left on to Hawkshead Old Road and the property is on the right hand side at the rear of the parade of shops.

<https://what3words.com/groomed.lifestyle.nets>

Services

All mains services connected. Electric heating.

Tenure

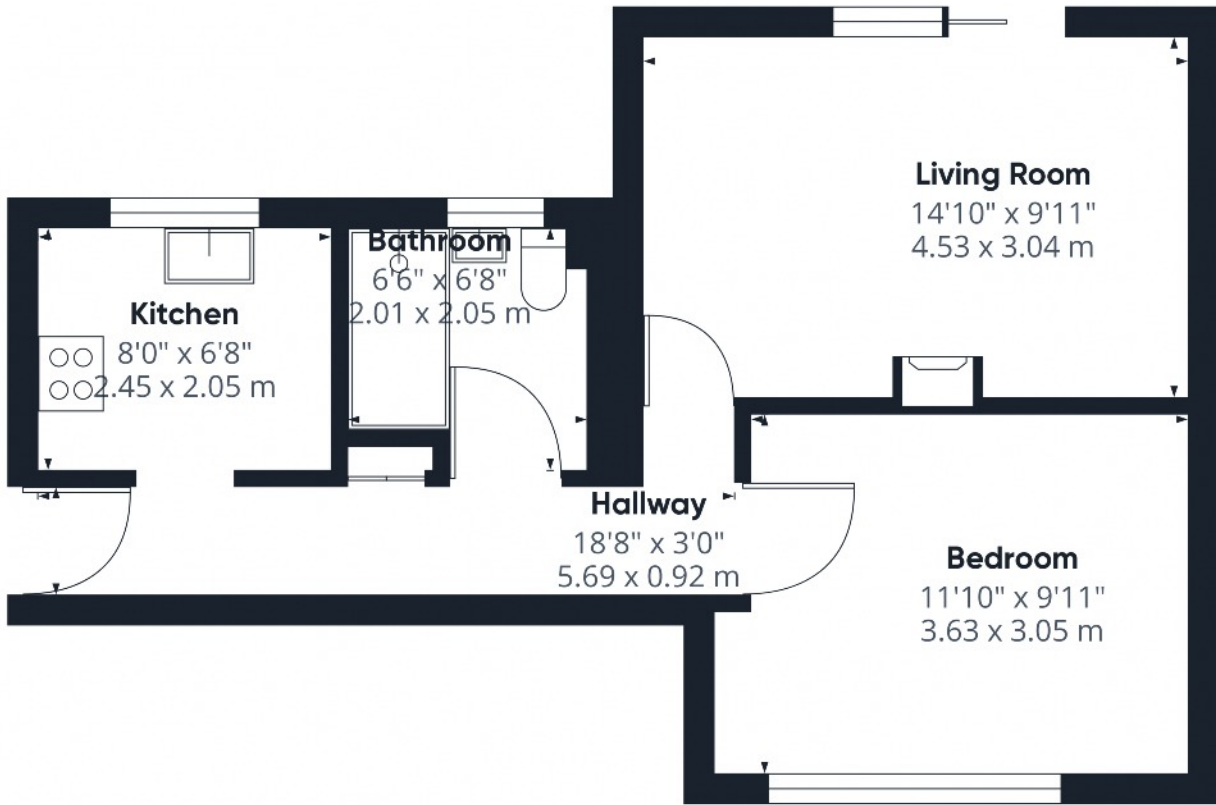
Leasehold. 999 years from 1989. Peppercorn ground rent. The property is allowed to be holiday let and pets are allowed. Please note the property will have to pay towards the building insurance.

Council Tax Band

A

Broadband

Superfast 80 Mbps download speed (based on Ofcom.com results)



Approximate total area⁽¹⁾
 435.84 ft²
 40.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1 Building 1



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

