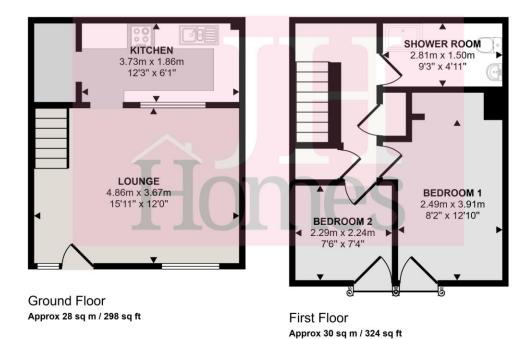
Approx Gross Internal Area 58 sq m / 622 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Leaving our offices on foot proceed up Market Street to The Farmers inn over the road. At The Farmers take the road to the right signposted Daltongate, a short walk on, there is an archway signposted White Hart Yard where the property can be found on the left towards the end of the lane.

The property can be found by using the following approximate What3Words https://w3w.co/bridge.petulant.steady

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water and electricity are all connected.

EPC To Follow



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.





£175,000















7 White Hart Yard, Market Place, Ulverston, Cumbria, LA12 7BB

For more information call 01229 445004

2 New Market Stree Ulverston Cumbria LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent modern mews home situated in the heart of the popular market town of Ulverston. The property offers cosy & comfortable accommodation that is well presented and ready for early occupation being offered vacant with no upper chain. Located at the bottom of Daltongate and offers excellent access to the town centre and amenities including shops pubs and restaurants. Comprising of lounge, kitchen, two bedrooms and shower room. Complete with electric heating, uPVC double glazing and pleasant light decor throughout. Considered suitable for a range of buyers including the first-time purchaser and would also make a perfect lock up and leave property for anyone regularly visiting this popular town. This is a great little home that will be appreciated upon inspection.



Accessed by way of two short steps to a PVC front door with matching side window opening directly into:

LOUNGE

12' 0" x 15' 11" (3.66m x 4.85m)

UPVC double glazed window to front, wood grain laminate style flooring, ceiling light, two wall light points and electric storage heater. Stairs to first floor and open doorway to kitchen.

KITCHEN

6' 1" x 12' 3" (1.85m x 3.73m)

Fitted with a traditional range of base, wall and drawer units with patterned work surface over incorporating sink and drainer with mixer tap and tiling to upstands. Recess and point for electric cooker, recess for fridge and recess and plumbing for washing machine. Narrow breakfast bar area, borrowed light window to lounge and open doorway to an under stair storage cupboard with electric light and fitted coat hooks.

FIRST FLOOR LANDING

Storage heater, access point to loft and doors to bedrooms and shower room. Further doors to over stairs storage cupboard and airing cupboard with factory insulated hot water tank and shelved airing space.

BEDROOM

12' 10" x 8' 2" (3.91m x 2.49m)

Double room with double glazed PVC door to Juliet balcony offering a pleasant aspect over the rooftops of Ulverston. Open access to a wardrobe with hanging space and shelf and stripped wood flooring.

BEDROOM

7' 4" x 7' 6" (2.24m x 2.29m)

PVC door with glazed inserts opening to a Juliet balcony and offering a pleasant view over the rooftops towards Hoad Hill and its Monument. Electric panel heater, power and light.



SHOWER ROOM

4' 11" x 9' 3" (1.5m x 2.82m)

Fitted with a three piece suite in white comprising of WC with push button flush, wash hand basin with mixer tap inset to a vanity unit with tiled up stand and glazed shower cubical with Mira electric shower. Tile effect vinyl flooring, electric fan heater to wall and extractor fan to ceiling.

EXTERIOR

To the front of the property is the communal brick set pathway leading back to Daltongate with an area across from here for planters, small seat and bin storage.



