



## Barbon

£395,000

6 Yew Tree, Barbon, Carnforth, LA6 2NN

Welcome to 6 Yew Tree, a delightful mid-terrace property set within a quaint development, offering the perfect blend of community charm and private tranquillity. As you approach, you'll be greeted by well-manicured communal gardens, featuring trimmed hedges and gravel areas, leading you through an inviting archway to your new home.

### Quick Overview

Delightful Mid Terrace Property  
Well Appointed Accommodation Throughout  
Light, Bright & Neutral Living Spaces  
Set within Well Maintained Communal Grounds  
Peaceful, Semi-Rural Setting  
Private Rear Garden  
Ideal Investment, Family Home or Retirement  
Opportunity  
Close to Local Amenities  
No Onward Chain  
Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3598



Entrance Hall



Kitchen/Dining Room



Kitchen/Dining Room



Rear Patio

Step inside to discover a generous entrance hall, complete with a convenient cloakroom featuring a W.C. and wall-hung sink, ideal for accommodating guests. The property boasts neutral decoration throughout, providing a blank canvas with ample scope for updating and adding your own personal touch.

To your left, the kitchen diner awaits—a well-proportioned area, perfect for hosting family and friends. The kitchen is well-appointed with wall and base units, complementary worktops, and a tiled splashback. Integrated appliances include a fridge freezer, oven, grill, and a stainless-steel sink, with additional space for a washing machine and dishwasher. Patio doors open onto the private rear garden, creating a seamless indoor-outdoor flow.

The living room is a generous and inviting space, with a front aspect window overlooking the communal areas, as well as also featuring patio doors to the garden.

Venture upstairs to find three light and airy double bedrooms, each offering ample space for furniture and the benefit of integrated wardrobes. The master bedroom is particularly inviting, complete with an en-suite featuring a corner shower, W.C., and sink. Finally, the family bathroom comprises a three-piece suite with a bath and shower over, W.C., and pedestal sink with complementary part-tiled walls to finish.

Outside, the property enjoys a private rear garden with space for outdoor seating and potted plants, with a gate providing access through a shared passageway to the front of the property. There is also the convenience of a garage and an allocated parking space, ensuring ease of access and security. 6 Yew Tree offers a harmonious blend of communal charm and private comfort, making it the ideal home for those seeking a peaceful yet connected lifestyle. Don't miss the opportunity to make this charming property your own.

Accommodation with approximate dimensions:

Ground Floor

Kitchen 9' 11" x 9' 0" (3.02m x 2.74m)

Dining Room 9' 11" x 9' 9" (3.02m x 2.97m)

Living Room 20' 5" x 12' 5" (6.22m x 3.78m)

First Floor

Bedroom One 15' 6" x 11' 9" (4.72m x 3.58m)

Bedroom Two 16' 2" x 9' 11" (4.93m x 3.02m)

Bedroom Three 14' 2" x 10' 1" (4.32m x 3.07m)

Garage 20' 8" x 7' 10" (6.3m x 2.39m)



Kitchen/Dining Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Property Information

#### Parking

The property has one allocated space, as well as a garage. There is also additional visitor parking available.

#### Tenure

Freehold (Vacant possession upon completion).

We understand there is a Management Company and a management fee payable of approximately £300.00 per annum.

#### Council Tax

Westmorland and Furness Council - Band E.

#### Services

Mains gas, water and electricity. Shared septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

We understand the property has a flying freehold with the adjoined neighbouring property, please contact the sales team for further information.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words** ///shallower.massaged.approvals

#### Viewings

Strictly by appointment with Hackney & Leigh.

#### 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



En Suite



Communal Gardens



Communal Gardens

Request a Viewing Online or Call 015242 72111

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



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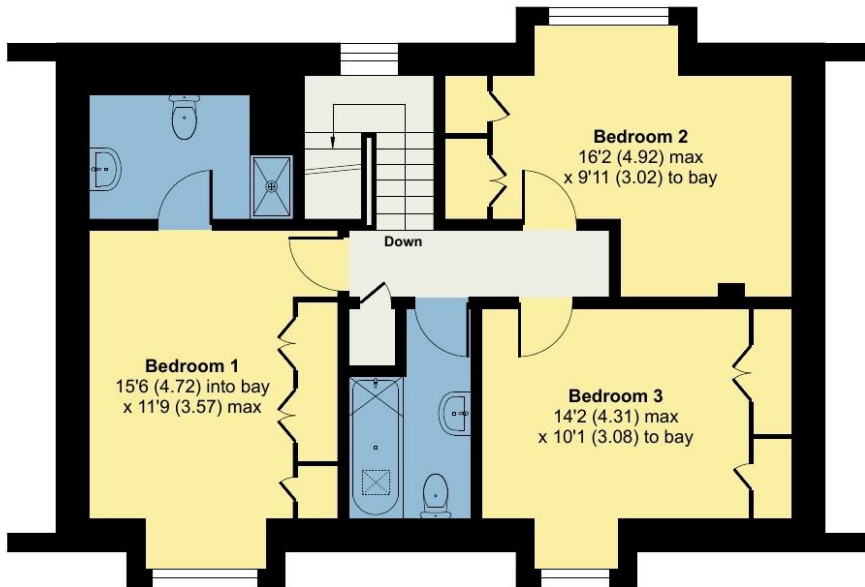
# Yew Tree, Barbon, Carnforth, LA6

Approximate Area = 1260 sq ft / 117 sq m

Garage = 162 sq ft / 15 sq m

Total = 1422 sq ft / 132 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1251005

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