

Sedbergh

£289,500

15 Bainbridge Road, Sedbergh, LA10 5AU

Situated in the sought after market town of Sedbergh, this four bedroom mid terrace property presents an excellent opportunity for investors or families alike. Offered with no onward chain, the home provides generous accommodation across three floors along with practical outdoor space including a rear yard and useful outbuildings.

Quick Overview

Well Presented Home
Generous Accommodation over Three Floors
Rear Yard & Useful Outhouses
Close to Local Amenities
Pleasant Fell Views
Sought After Location within the Market Town
of Sedbergh
Great Investment Opportunity
No Onward Chain
On Street Parking
Superfast Broadband Available



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Superfast
Broadband*



Off Road
Parking

Property Reference: KL3699



Kitchen/Dining Room



Living Room



Living Room



Rear Yard

To the front of the property is a patio garden with gated access, creating an inviting entrance. Step inside through the front door into the entrance hall, which offers space for coats and shoes.

To the left, the living room features a square bay mock sash window that fills the room with natural light. A charming multi fuel stove with beam above creates a cosy focal point, complemented by shelving and a useful storage cupboard.

The adjoining kitchen offers ample space for a dining table, making it ideal for everyday family living. It is fitted with modern base units with complementary worktops and upstand, along with an integrated pantry cupboard and an additional storage cupboard. Integrated appliances include a Bush oven, four-ring hob with extractor over, and sink with drainer, with further space available for additional appliances.

From the kitchen, a door leads to the utility room, which houses the boiler and provides access to the rear yard. The yard offers space for outdoor seating and benefits from three outhouses, ideal for storage, one of which is an outside W.C. There is also a right of access for two neighbouring properties across the rear.

Stairs rise from the kitchen to the first floor landing, where you will find three bedrooms. Bedroom one is a double to the front aspect with fitted shelving. Bedroom two, also a double, overlooks the rear and includes a sink, whilst bedroom four is a single bedroom positioned to the front.

The second floor houses bedroom three, another double bedroom with a Velux window and useful eaves storage. Also located on this floor is the family bathroom, fitted with a bath with shower over, pedestal sink, W.C., and an airing cupboard.

Offering flexible accommodation, useful storage, and a convenient location within the heart of Sedbergh, this property represents a fantastic opportunity to create a comfortable family home or a strong investment purchase. Early viewing is recommended!

Accommodation with approximate dimensions:

Ground Floor

Living Room 12' 2" x 11' 10" (3.71m x 3.61m)

Kitchen 11' 10" x 13' 9" (3.61m x 4.19m)

Utility Room 6' 9" x 7' 11" (2.06m x 2.41m)

First Floor

Bedroom One 10' 2" x 13' 2" (3.1m x 4.01m)

Bedroom Two 9' 11" x 12' 8" (3.02m x 3.86m)

Bedroom Four 5' 11" x 9' 9" (1.8m x 2.97m)

Second Floor

Bedroom Three 15' 9" x 8' 9" (4.8m x 2.67m)

Property Information

Parking

On street parking available in Sedbergh.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

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Council Tax

Westmorland and Furness Council. Band C.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh.

Rights of Way

Please note, there is a right of access in the rear yard for the 2 neighbouring residents.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



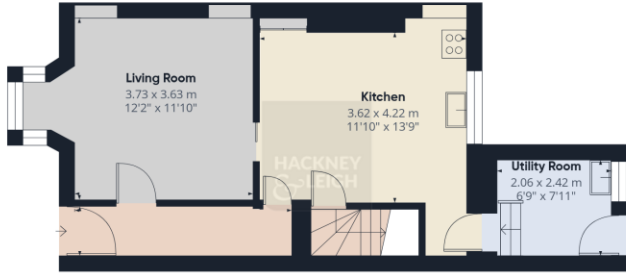
Bedroom Two



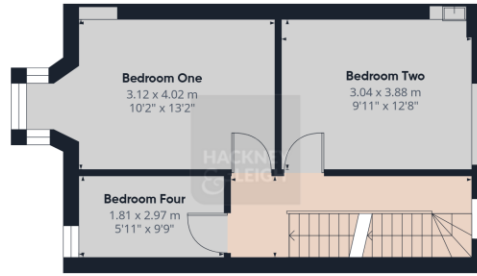
Bedroom Three



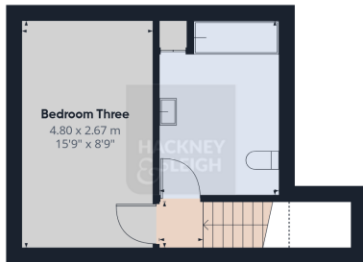
Bathroom



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
105.1 m²
1131 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/03/2026.