

Kirkby Lonsdale

£235,000

2 The Old Tannery, Mill Brow, Kirkby Lonsdale, Carnforth, LA6 2AT

Welcome to 2 The Old Tannery, a well-maintained and well-proportioned apartment situated close to the heart of Kirkby Lonsdale. Ideally positioned within walking distance of the town's local amenities on your door step, the property also enjoys attractive views towards the Casterton fell.

Quick Overview

- Well Presented Apartment
- Two Double Bedrooms
- Open plan kitchen dining living room
- Allocated Parking Space
- Well Presented Throughout
- Sought After Town Location
- No Chain Delay
- Close to Local Amenities
- Ultrafast Broadband Available*

Property Reference: KL3762

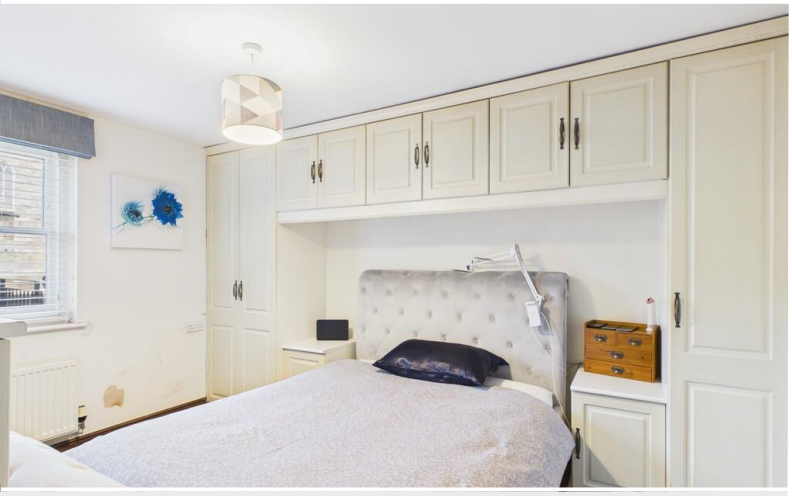
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Bedroom Two



Bathroom



Bedroom One



Living Room

Entering through the front door, you are welcomed into the hallway, which benefits from two useful storage cupboards positioned on either side, providing practical space for coats, shoes and household essentials.

To the left is the first of the two bedrooms, a well-sized room which will comfortably fit a double bed. With fitted wardrobes along one wall, offering excellent storage. A rear-facing window looks out over the garden area, while an additional cupboard provides further storage.

Continuing along the hallway, the bathroom is situated on the left and comprises a three-piece suite, including a WC, wash hand basin and bath with shower over. The room is partially tiled, adding a decorative finish, and benefits from a rear-facing window allowing in natural light.

Straight ahead is the second bedroom, a generously proportioned double bedroom with built-in storage units positioned towards the rear. A side-facing window allows plenty of natural light into the space.

To the right, you enter the open-plan living, dining and kitchen area, which provides a sociable and practical layout. The living area enjoys lovely views towards the surrounding mountains and features a stone hearth with an electric fire, creating a cosy focal point. French doors open out onto a private balcony, providing an ideal spot to sit and enjoy the outlook. There is also a separate side door located close to the dining area.

The kitchen is fitted with a range of light oak-effect wall and base units, offering plenty of practical storage, complemented by tiled splashbacks. There is an Indesit oven with gas hob and extractor fan above, alongside a stainless-steel sink and drainer. Further features include plumbing for both a washing machine and dishwasher, together with an integrated fridge and freezer.

Importantly for Kirkby Lonsdale this property comes with a private car park with 2 The Old Tannery having an allocated spot, this is accessed via an electric garage door.

Bedroom Two: 10' 8" x 8' 6" (3.27m x 2.60m)

Bathroom: 6' 1" x 6' 10" (1.86m x 2.09m)

Bedroom One: 11' 8" x 9' 8" (3.58m x 2.96m)

Kitchen/ Living Room: 14' 0" x 22' 4" (4.27m x 6.83m)

Parking: The proerpty comes with a designated parking spot in a garage

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council. Band C

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///lance.glance.decorator

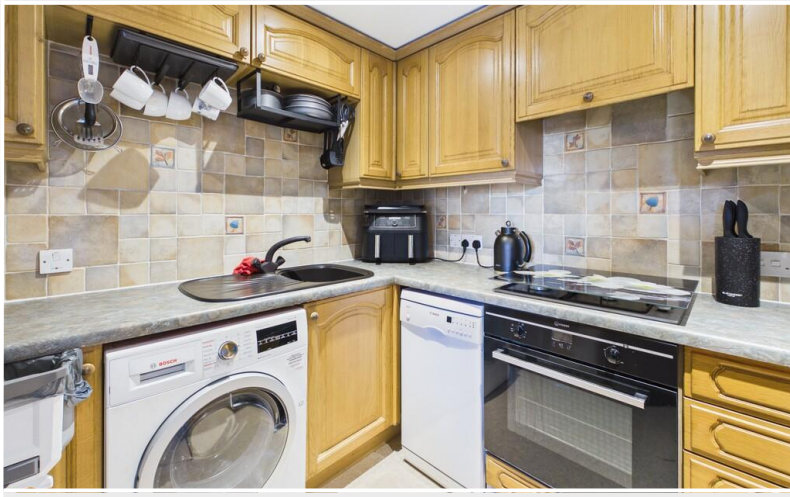
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View from Living Room



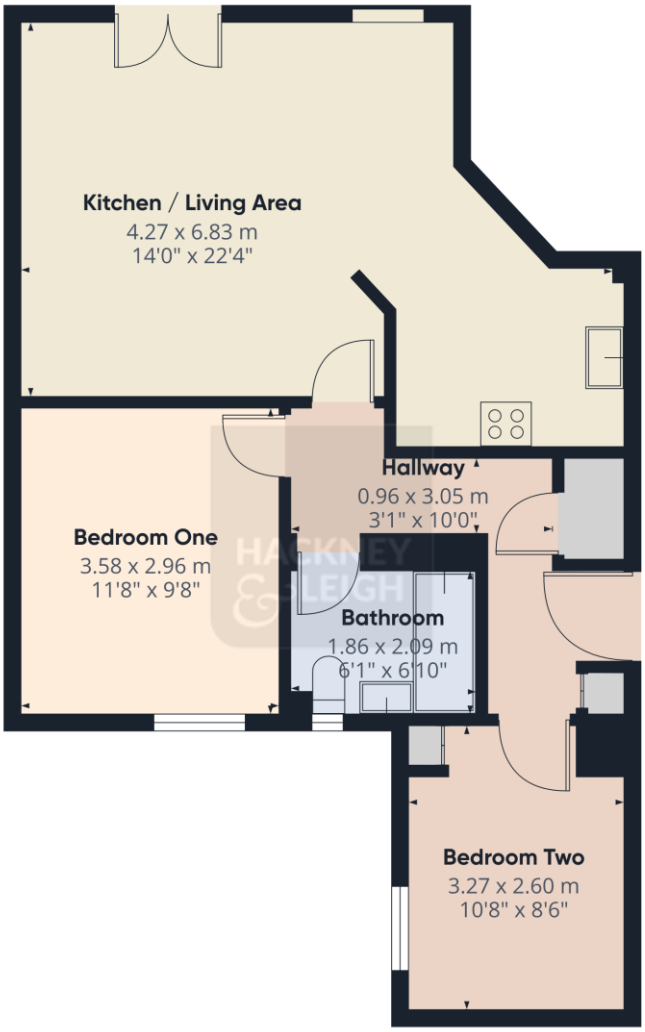
Kitchen



Kitchen



External



Approximate total area(1)

56.5 m²

608 ft²

(1) Excluding balconies and terraces

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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