



The Joiners Duke Street, Burton In Lonsdale
£375,000



The Joiners Duke Street

Burton In Lonsdale, Carnforth

Located within the peaceful village of Burton in Lonsdale, this is a beautifully presented home offering stylish accommodation arranged across three floors. Thoughtfully updated, the property provides spacious and versatile living space together with a convenient village location within easy reach of Kirkby Lonsdale, Ingleton and the surrounding countryside.

The ground floor accommodation includes an attractive sitting room featuring a log burner, creating a warm and welcoming environment for everyday living. The kitchen and dining area is fitted with integrated appliances together with ample storage and workspace, providing a practical and sociable setting for both everyday living and entertaining. A useful utility room and ground floor WC add further practicality. The property also benefits from a basement on the ground floor, a great bonus for additional storage.

The upper floors offer three well proportioned bedrooms together with a family bathroom. A particularly appealing feature is the characterful bedroom incorporating a mezzanine level, creating a unique and flexible space. Occupying the second floor, the principal bedroom benefits from en suite facilities and enjoys a degree of separation from the remaining accommodation.

Presented to a high standard throughout, the property is ready to move into and enjoy from day one. Combining stylish accommodation, characterful features and a desirable village location, this is an excellent opportunity to acquire a distinctive home within a popular Lune Valley setting.

- Beautifully presented three storey home within Kirkby Lonsdale
- Stylish accommodation ready to move into and enjoy
- Spacious sitting room featuring a log burner
- Contemporary kitchen and dining area with integrated appliances
- Useful utility room and ground floor WC
- Three bedrooms arranged over the upper floors
- Principal bedroom with en suite shower room
- Family bathroom serving the remaining accommodation
- Characterful bedroom with mezzanine level
- Convenient location within easy reach of the town's amenities

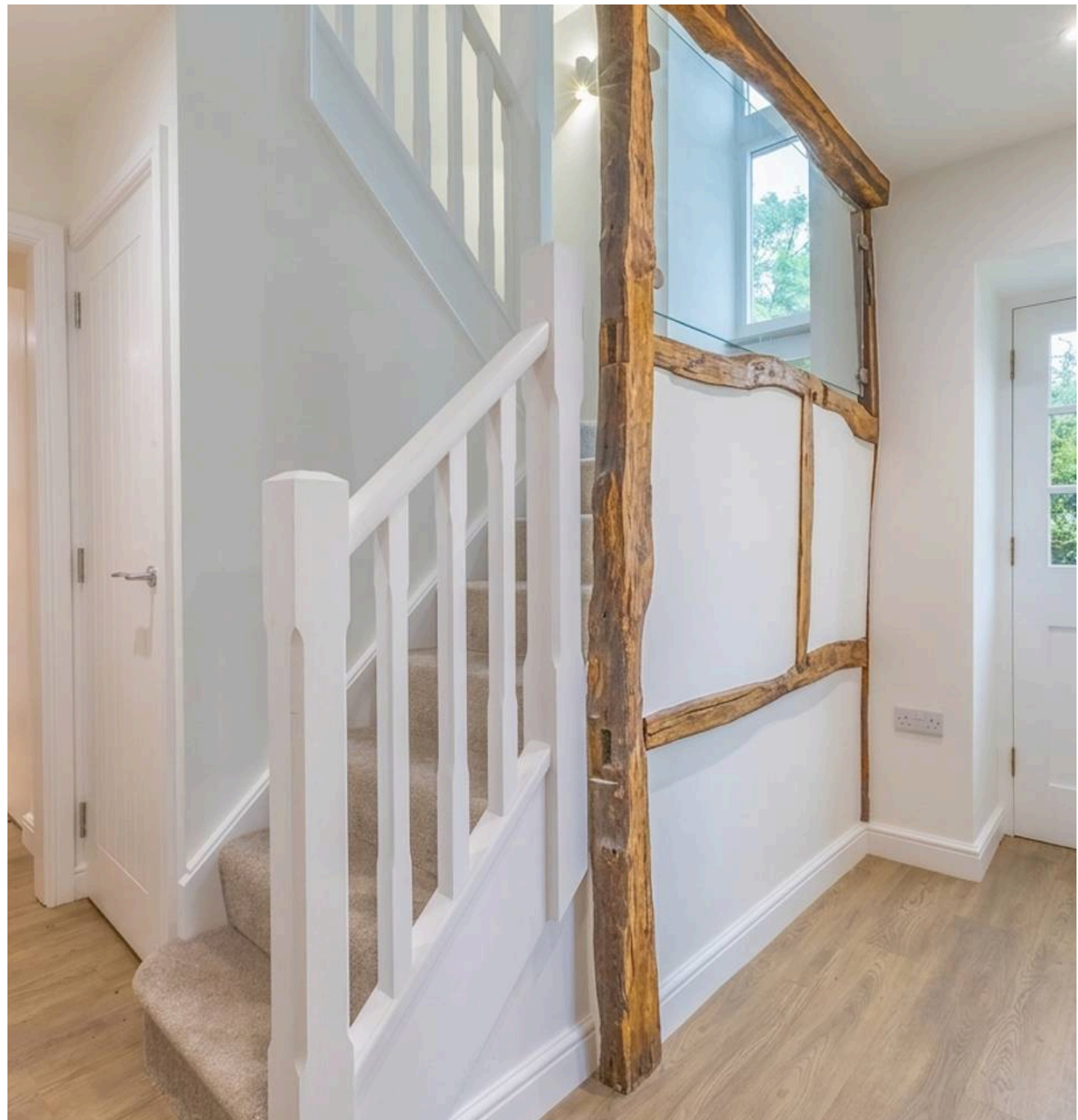
WHTA3WORDS://hawks.argued.goodbye

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRY

9' 9" x 4' 0" (2.98m x 1.21m)

KITCHEN

14' 2" x 8' 7" (4.32m x 2.62m)

LIVING ROOM

14' 11" x 13' 8" (4.54m x 4.16m)

UTILITY ROOM

6' 3" x 4' 10" (1.91m x 1.47m)

WC

4' 6" x 3' 1" (1.37m x 0.94m)

FIRST FLOOR

BEDROOM

14' 8" x 13' 6" (4.47m x 4.12m)

BEDROOM

14' 3" x 8' 8" (4.35m x 2.64m)

MEZZANINE

8' 8" x 5' 6" (2.64m x 1.68m)

BATHROOM

9' 5" x 8' 8" (2.88m x 2.65m)

SECOND FLOOR

BEDROOM

14' 6" x 14' 1" (4.41m x 4.29m)

EN SUITE

8' 6" x 8' 6" (2.59m x 2.58m)

BASEMENT

15' 0" x 8' 10" (4.57m x 2.68m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

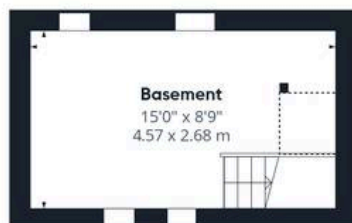
TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Floor -1



Ground Floor

Approximate total area⁽¹⁾

1411 ft²

131.2 m²

Reduced headroom

24 ft²

2.2 m²

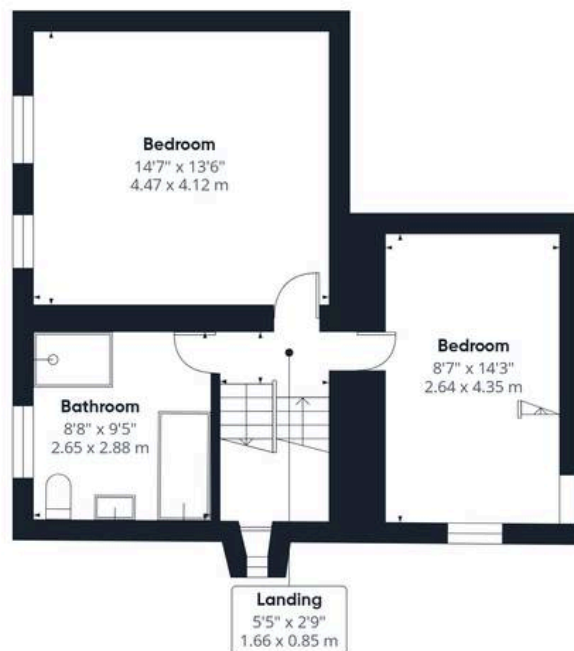
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1



Floor 2





THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.