



## Kirkby Lonsdale

£140,000

Flat 2, 63 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AH

Flat 2 is a well-appointed second-floor apartment positioned in the heart of Kirkby Lonsdale. Tucked away from the main street within a courtyard setting, the property is accessed via stairs leading to a communal landing.

Kirkby Lonsdale is a highly sought-after market town, renowned for its picturesque setting on the edge of the Lake District and Yorkshire Dales National Parks. The town offers a vibrant community atmosphere with a range of independent shops, cafés, restaurants and traditional pubs, as well as a range of local amenities. The River Lune provides a beautiful scenic walk right on the doorstep, making it an ideal location for those seeking both convenience and countryside living.

### Quick Overview

- Second Floor Apartment
- Idyllic Central Location in Kirkby Lonsdale
- Walking Distance to Local Amenities
- Light & Bright Living Room
- Character Features Throughout
- No Onward Chain
- Ideal First Time Buy or Investment Opportunity
- Superfast Broadband Available



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Superfast  
Broadband\*



Permit Parking  
Available

Property Reference: KL3707



Hallway



Kitchen



Living Room



Living Room

Upon entering the apartment, a communal hallway provides access to the first and second floors. Follow the stairs to the second floor, where a door opens to an entrance hall. To the left is the kitchen, fitted with a range of wall and base units, complementary work tops, tiled splashback, and side window above the sink. There is an integrated oven with a four-ring hob and extractor over, along with space for additional appliances. A useful walk-in storage cupboard houses the Ideal boiler and offers ample space for coats and shoes.

Continuing along the hallway, the bathroom is fitted with a bath and shower over, W.C., pedestal sink, and part-tiled walls. The bedroom is a cosy double room featuring a rear-aspect window, exposed beam, and space for freestanding furniture.

A step up from the hallway leads into the living room, a warm and inviting space with characterful beams and two front-aspect windows that allow plenty of natural light to flood in. An electric fire with mantelpiece provides a focal point, with ample room for a range of furnishings.

All in all, this property offers a great opportunity for first time buyers or investors to acquire an apartment within the heart of Kirkby Lonsdale, offering the scope for a new owner to make it their own.

#### Accommodation with approximate dimensions:

**Kitchen** 8' 2" x 6' 7" (2.49m x 2.01m)

**Bathroom**

**Bedroom** 9' 10" x 9' 3" (3m x 2.82m)

**Living Room** 10' 9" x 12' 3" (3.28m x 3.73m)

#### Property Information

##### Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

##### Tenure

Leasehold. Subject to the remainder of a 999 year lease dated 24th June 1988. There is a ground rent of £30.00 per annum. A copy of the lease is available for inspection at the office.

## Services

Mains gas, water, drainage and electricity.

## Council Tax

Westmorland and Furness Council. Band A.

## Energy Performance Certificate

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

**What3words:** ///spines.succeed.artichoke

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Bedroom



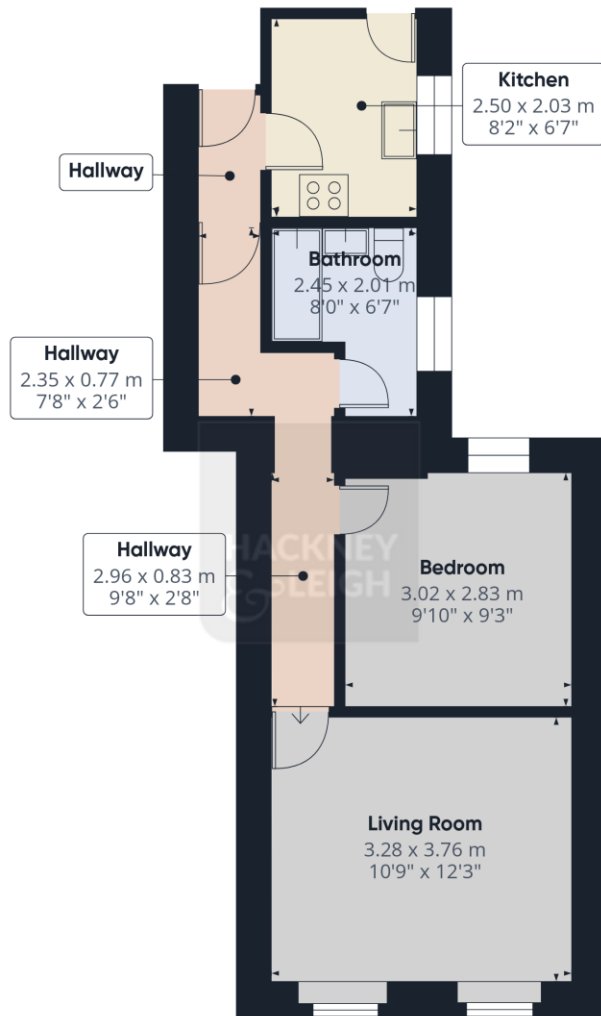
Bedroom



Bathroom



63 Main Street



**Approximate total area<sup>m</sup>**  
36.9 m<sup>2</sup>  
397 ft<sup>2</sup>

(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.

**GIRAFFE 360**

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