

Kirkby Lonsdale

£325,000

43 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6 2BE

Discover the perfect blend of traditional charm and modern convenience at 43 Mitchelgate, a fabulous mid-terraced cottage in the heart of the picturesque town of Kirkby Lonsdale.

This delightful property, recently renovated to an impeccable standard, offers a unique opportunity to enjoy the best of both worlds- bustling town life with all the comforts of contemporary living. Now available with no chain delay.

Quick Overview

Well Presented Terraced Cottage
Two Double Bedrooms
Modern Living Areas
Suitable for a Range of Buyers
No Chain Delay
Patio to The Rear
Sought After Location
Close to Local Amenities
Within a Conservation Area
Superfast Broadband Available*



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Ultrafast
Broadband



Permit Parking
Available

Property Reference: KL3737



Living room



Living room



Kitchen



Bedroom Two

Spread over three floors, this enchanting home welcomes you with a contemporary living room that exudes warmth and style, with a charming log burner, perfect for cosy evenings, and a staircase leading to the first floor.

The heart of the home lies in the kitchen diner at the rear. Here, sleek wall and base units are complemented by a stylish worktop and a stainless steel sink, creating a space that is both functional and aesthetically pleasing. Integrated appliances, including an oven with a four-ring Lamona hob, fridge freezer, and slimline dishwasher, ensure that every culinary need is met. With ample space for a dining table, this area is perfect for hosting family gatherings or intimate dinners. Step outside to the private rear patio, providing a sun trap during the summer months to enjoy a morning coffee with a gate providing convenient access to the shared alleyway.

On the first floor, you'll find a double bedroom with a front aspect window, and handy storage cupboard. Adjacent is an attractive bathroom suite, complete with a W.C., vanity sink unit, and a walk-in shower featuring a waterfall shower head, finished with part tiled walls to complete the picture. The shower room also comprises two handy storage cupboards, one with space and plumbing for a washing machine and another housing the boiler.

The journey continues to the second floor, where the main bedroom awaits. This inviting space accommodates a double bed and boasts integrated wardrobes, providing ample storage, with a charming feature beam that adds a touch of traditional elegance and a window to the front aspect.

Whether you're seeking a permanent residence or a weekend getaway, this cottage promises a lifestyle of comfort and charm in the heart of Kirkby Lonsdale. Don't miss the chance to make this delightful property your own!

Accommodation with approximate dimensions:

Living Room 13' 6" x 12' (4.11m x 3.66m)

Kitchen/Dining Room 9' 3" x 9' 3" (2.82m x 2.82m)

First Floor

Bedroom Two 10' 9" x 10' 6" (3.28m x 3.2m)

Bathroom 8' 7" x 9' 1" (2.62m x 2.77m)

Second Floor

Bedroom One 13' 5" x 11' 5" (4.09m x 3.48m)

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 Freehold (Vacant possession upon completion).

Council Tax Band C - Westmorland & Furness Council.

Services Mains gas, water, drainage and electricity.

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

What3Words ///nutty.loving.coveted

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).



Bathroom



Bedroom One



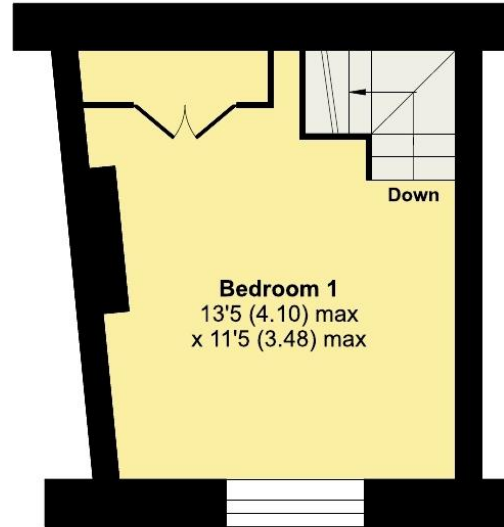
Bedroom One



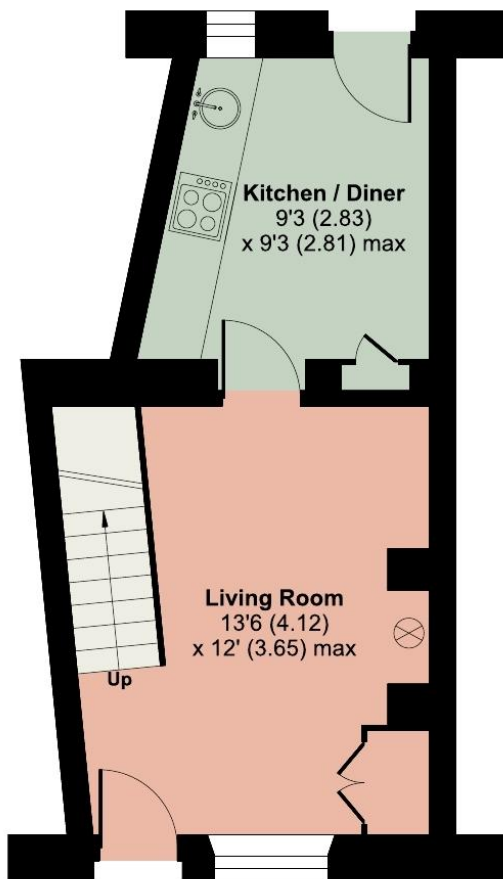
Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 640 sq ft / 59.4 sq m

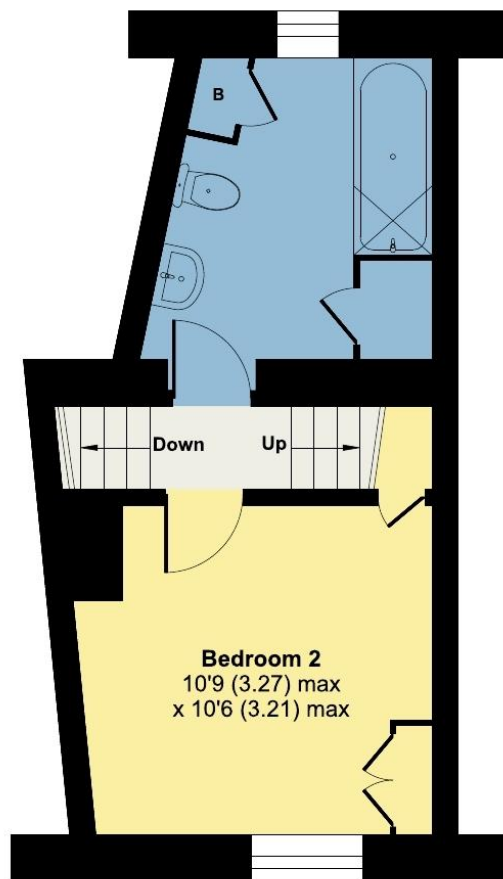
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Hackney & Leigh. REF: 1258600

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