



## 5 WEAVERS YARD

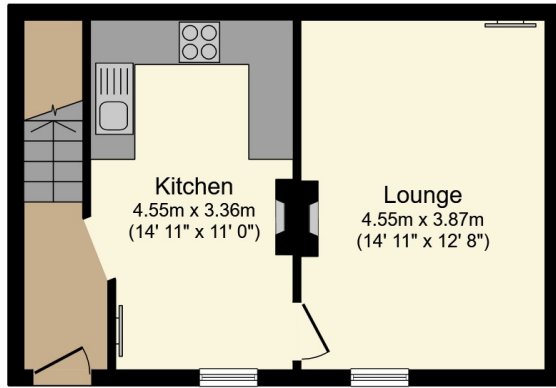
SEDBERGH, LA10 5BU

**£235,000**

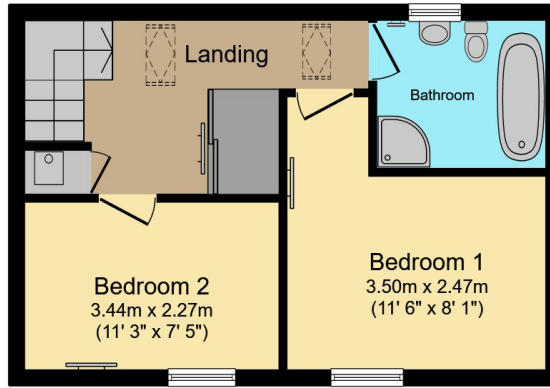
**FREEHOLD**

5 Weaver's Yard is a charming 2 bedroom house situated in the picturesque town of Sedbergh. This property has plenty of character and charm. The accommodation briefly comprises a welcoming entrance, a well-appointed kitchen, a spacious lounge, two double bedrooms, and a bathroom.





Ground Floor



First Floor



Total floor area: 66.5 sq.m. (716 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**EPC Rating: E    Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Cobble Country  
59 Main Street  
Sedbergh  
Cumbria  
LA10 5AB

01539621000  
Sedbergh@cobblecountry.co.uk

