



Flat 1, 36 Main Street, Kirkby Lonsdale
£185,000



Flat 1

36 Main Street, Kirkby Lonsdale

Kirkby Lonsdale is one of the most sought after market towns on the edge of the Lake District National Park, perfectly positioned between the Yorkshire Dales and the rolling Cumbrian countryside. Main Street sits right at the heart of the town, lined with independent boutiques, artisan cafés, traditional pubs and well regarded restaurants, all set against a backdrop of charming stone buildings and historic character. The River Lune and the famous Ruskin's View are just a short stroll away, offering beautiful riverside walks and far reaching views. Despite its peaceful setting, the property is ideally placed for connectivity, with convenient access to the M6 motorway, making Kendal, Lancaster and beyond easily reachable. This apartment forms part of the town's characterful centre, blending traditional charm with contemporary living in an enviable location.

The apartment is currently run as successful holiday let and has been renovated to a high standard throughout, with gorgeous finishes creating a stylish and cohesive feel. The property would also make a superb home or second home. The fitted kitchen is well designed and incorporates a breakfast bar for everyday dining. The lounge is a warm and inviting space, enhanced by exposed wooden beams, a wooden feature wall, an electric fire and a sunken television recess, combining character with modern comfort. There are two double bedrooms, both finished to an excellent standard and offering comfortable accommodation. The modern fitted shower room features sleek fixtures and a contemporary design. Wooden flooring runs throughout the apartment, adding continuity and a clean, high quality finish to this beautifully presented home.

- Beautifully renovated apartment finished to a high standard throughout
- Gorgeous interior finishes with a stylish, contemporary feel
- Fitted kitchen with breakfast bar, perfect for casual dining
- Cozy lounge with exposed wooden beams and a striking wooden feature wall
- Electric fire and sunken TV recess creating a warm, modern living space
- Two double bedrooms, both finished to an excellent standard
- Modern fitted shower room with sleek fixtures and fittings
- Wooden flooring running throughout the apartment for a seamless look
- Located on Market Street in the heart of Kirkby Lonsdale, surrounded by independent shops, cafés and restaurants
- Easy access to the M6 motorway, the Lake District National Park and the Yorkshire Dales





HALLWAY

8' 0" x 2' 9" (2.43m x 0.85m)

LIVING ROOM

14' 9" x 9' 10" (4.49m x 2.99m)

KITCHEN

8' 3" x 7' 3" (2.51m x 2.21m)

BEDROOM

10' 11" x 8' 6" (3.34m x 2.58m)

BEDROOM

12' 1" x 7' 5" (3.68m x 2.26m)

SHOWER ROOM

4' 5" x 7' 3" (1.35m x 2.22m)

SERVICES:

Mains electric, mains gas, mains water, mains drainage

EPC RATING: D

COUNCIL TAX BAND currently band:

Council Tax Banding – the property is currently on business rates

TENURE: LEASEHOLD

DIRECTIONS: The purple door next to the pet shop on Main street.

WHAT3WORDS:///when.kilt.compose

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.





COTTAGE DELI

OPEN DAILY
9:00 AM - 5:00 PM
7 DAYS A WEEK
FREE DELIVERY
IN LOUTH

PETS PANTRY

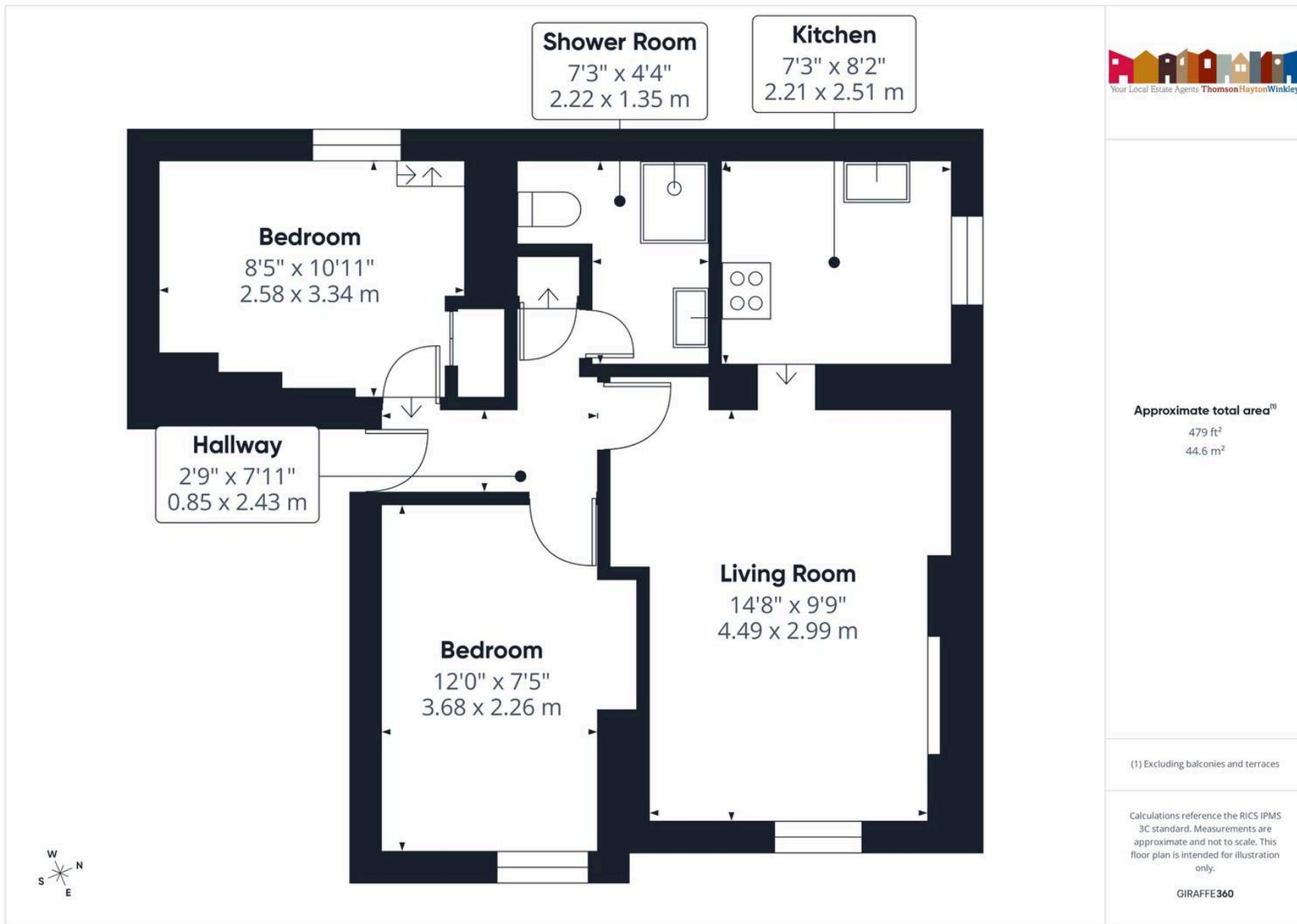
The Hobbies Store

CLOTHING

10748







THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.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.