

16 FAIRBANK

£240,000

Kirkby Lonsdale, LA6 2BD

A delightful, terraced period cottage with excellent potential to upgrade.

Sitting room, dining kitchen, two bedrooms, box room and a house bathroom. Rear yard and small outbuilding.

Perfect as a bolthole from a busy life where you can enjoy weekends and holidays, ideal to buy and let out for holidays or for those looking to downsize and enjoy the lifestyle and convenience that central town living offers.





Welcome to **16 FAIRBANK**

£240,000

Kirkby Lonsdale, LA6 2BD

Here's our TOP TEN reasons to love 16 Fairbank:

1. **A delightful, mid terrace period cottage** with an approximate gross internal measurement of 601 sq ft (55.8 sq m).
2. **Situated within this award winning town** - the cottage is within walking distance of everything this wonderful town has to offer: meet friends for a coffee or a glass of something stronger; pop out for lunch or dinner, embrace the independent shops and enjoy the convenience of branches of Boots and Booths, the post office, primary and secondary schools as well as doctor's and dentists' surgeries.
3. **Potential to upgrade** - the cottage has been let for a number of years and now offers an excellent opportunity to refurbish.
4. **Come on in** to the sitting room with a stone fireplace and gas fire. At the rear is a dining kitchen with base and wall units, understairs storage and access to the yard.
5. **Sweet dreams** - off an inner hall, the staircase with understairs storage cupboard leads to the first floor with two bedrooms; a small double with built-in wardrobes and a single. There is also a small box room with airing cupboard and built-in-cupboard. A bathroom with three piece suite completes the picture.
6. **Great 'lock up and leave'** - at the rear, is a shared yard and small outbuilding. There is a right of access across the rear yard for neighbouring No. 18.
7. **Income stream** - the cottage would let well as it's in an ideal location for those visiting the area; this way you could use it yourself and then let it out to help pay the bills when you don't need it. Alternatively, the property has been let on an Assured Shorthold Tenancy for a number of years and would appeal to long term tenants keen to move into town.
8. **Convenient parking** - as with many properties in Kirkby Lonsdale, there's no private parking but there is on street parking nearby. Residents can also purchase annual permits from Westmorland & Furness Council and use the centrally located car park in the middle of town.
9. **On your doorstep** - for those who love the great outdoors, the Lune Valley, the Lake District and Yorkshire Dales National Parks, as well as the Forest of Bowland National Landscape provide a stunningly scenic adventure playground and if you prefer a walk by the sea, Morecambe Bay Estuary and Arnsdale and Silverdale National Landscape are not too far away.
10. **Getting out and about** - for travel further afield, the town is situated off the A65 making many large towns and cities within easy reach. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme and Lancaster have stations on the main west coast line with direct trains into London Euston, Manchester and airport, Birmingham, Glasgow and Edinburgh with airports at Leeds Bradford (50.9 miles), Manchester (80 miles) and Liverpool (86 miles).



You'll need to know...

- Mains electricity, water and drainage
- Gas fire in the sitting room with an electric wall heater on the landing
- A combination of single and double glazing
- 16 Fairbank is banded C for council tax purposes with Westmorland & Furness Council
- There is a right of way for No. 18 to access the rear via a passageway between Nos. 8 and 10. No. 18 has a right of way across the rear of No. 16.
- Freehold, with vacant possession on completion

To find the property - if you know where the Orange Tree public house in Kirkby Lonsdale is then you're almost there - walk past the pub heading up towards Kearstwick and the cottage is on the left, part of the attractive row of traditional properties. There is no private parking - please park in the town and make your way on foot.

What3words reference: ///master.bidder.access

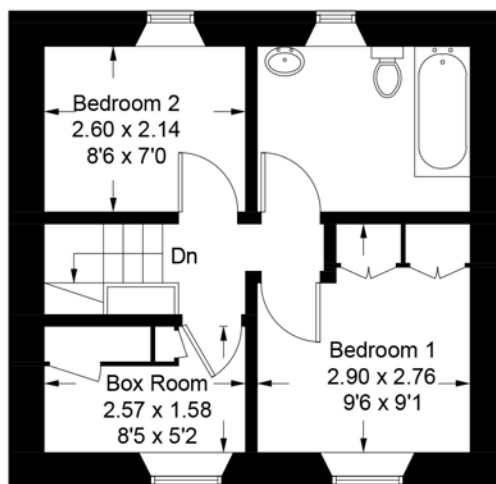
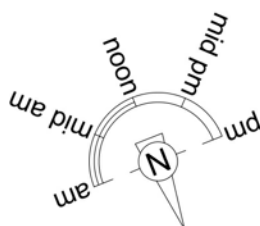
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

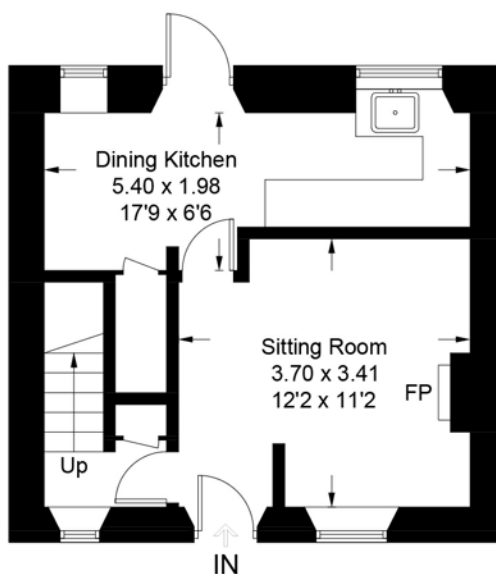


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Approximate Gross Internal Area = 55.8 sq m / 601 sq ft

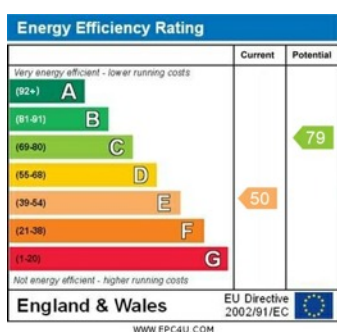


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257800)



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