


HACKNEY & LEIGH

# Sedbergh

£215,000

16 Loftus Hill, Sedbergh, LA10 5RX

This attractive traditional stone-built mid-terrace property offers a lovely blend of modern styling and characterful features throughout.

## Quick Overview

Beautifully Presented Traditional Mid-Terrace Property

Modern Finish Blending Seamlessly with Original Character Features

Attractive Stone Exterior Full of Traditional Charm

Private Outside Decking Area

Thoughtfully Designed Interiors with Quality Finishes

Great Garden Space

On Road Parking

Ultrafast Broadband

Property Reference: KL3757

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Living Area



Kitchen/Dining Room



Kitchen/Dining Area



Bedroom Two

Upon entering, you are welcomed into a bright and cosy living room, finished in a fresh, contemporary style. The room benefits from attractive wooden flooring, a charming window seat and bespoke oak shelving, providing both character and practical additional storage. There are also useful low-level storage cupboards, making excellent use of the available space. Towards the rear of the room is a useful space which has plumbing for all white goods.

Continuing through to the rear of the property, the kitchen and dining area maintain the modern, minimalist feel. The kitchen is neatly presented, with sleek gloss-fronted cupboards complemented by light blue wall tiles, creating a clean and contemporary finish. There is an induction hob, sink with drainer and additional shelving beside the window, along with multiple electrical sockets to accommodate a range of kitchen appliances. There is also a cosy dining space with room for a table and two chairs, with access leading out to the rear garden.

The first floor features an attractive landing, where contemporary styling meets traditional character. The principal bedroom is a particularly bright and spacious double room, benefiting from stylish built-in wardrobes and drawers, helping to maximise storage and keep the space beautifully organised. A charming window seat and half-panelled feature wall add further character to the room.

Bedroom two is currently utilised as a dressing room but would also make an ideal single bedroom, guest room or home office, offering flexibility to suit a variety of needs.

The family bathroom continues the property's modern aesthetic, featuring a contemporary glass walk-in shower with useful built-in shelving. The grey stone-effect finish is complemented by dark wood-effect vinyl flooring, creating a stylish and cohesive look.

Externally, the rear garden offers a low-maintenance outdoor space with a private decking at the bottom of he garden which has an electricity supply for lighting, comprising a small paved patio area and a larger lawned section, providing room to relax and enjoy the outdoors.

Property Measurements:
Living Room 11' 5" x 11' 3" (3.49m x 3.44m)
Kitchen 11' 5" x 7' 6" (3.48m x 2.31m)
First Floor
Landing 7' 6" x 2' 9" (2.31m x 0.84 m)
Bedroom One 12' 0" x 8' 8" (3.66m x 2.66m)
Bedroom Two/Dressing Room 6' 4" x 7' 8" (1.94m x 2.35 m)
Bathroom 4' 10" x 7' 8" (1.48m x 2.34m)
Parking: On Road Parking.
Tenure: Freehold

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

Council Tax: Westmorland and Furness Council Tax Band - B

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///unlimited.shapeless.defrost

Anti-Money Laundering Regulations: 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



Garden

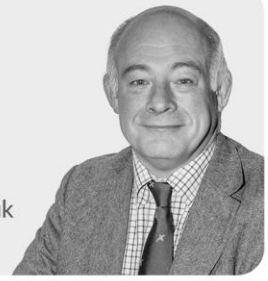


Garden View

# Meet the Team

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## A thought from the owners...

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