





The accommodation

Internally, the property briefly comprises of a ground floor entrance hall, this then leads up to the first floor and the open plan lounge / kitchen and a three piece bathroom suite, with the large double bedroom occupying the second floor.

Lets look outside

The property benefits from an allocated parking space with plenty of available visitors spaces. Maintained shared gardens with seating, picnic and barbecue areas and an approximate seven acre communal gardens providing pleasurable walks and leading down to the River Lune. The property also has a handy storage cupboard accessed externally which is under the stairwell.

The location

Lying within a few miles of the M6 and Lancaster, the popular building attracts purchasers looking for a semi-rural lifestyle whilst being within a short distance to a wide range of amenities. The historic city of Lancaster boasts excellent schooling, highly regarded universities and an array of typical city centre high street shops, bars and restaurants. Locally, Caton village provides necessary amenities including a co-op grocery store, doctors, pharmacy and a popular pub. The market town of Kirkby Lonsdale is a simple drive away and the Lune Valley offers numerous opportunities to enjoy the rural countryside. Lancaster can be reached easily by car or on the neighbouring cycle track.

Services

The property is serviced with mains electric, water (metered) and drainage plus B4RN fibre broadband.

Tenure

The property is Freehold with title number LAN275392. There is a site maintenance fee of £968 per annum.

Council Tax

Band A via Lancaster City Council.

Viewings

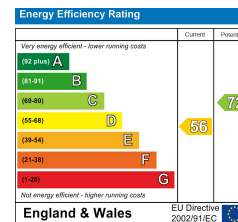
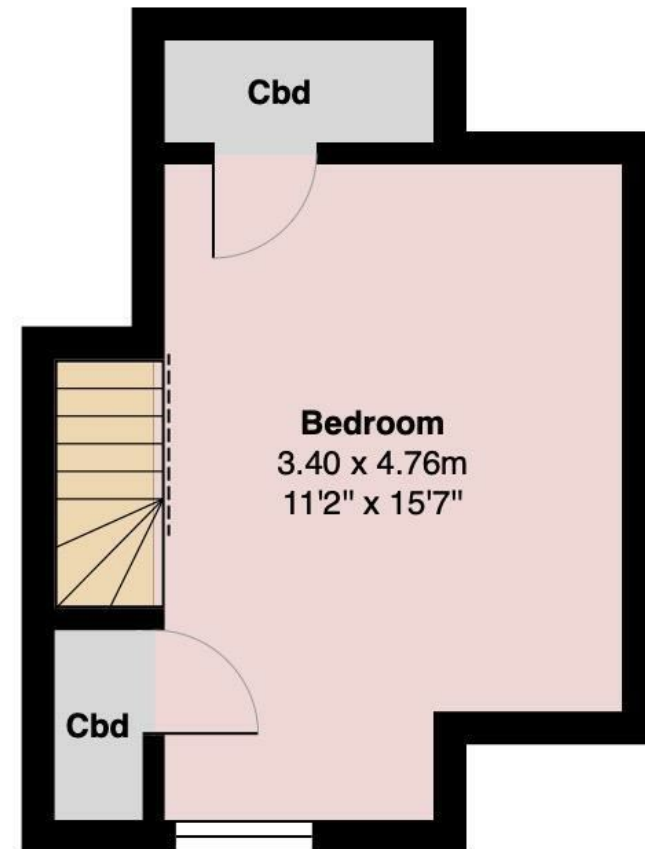
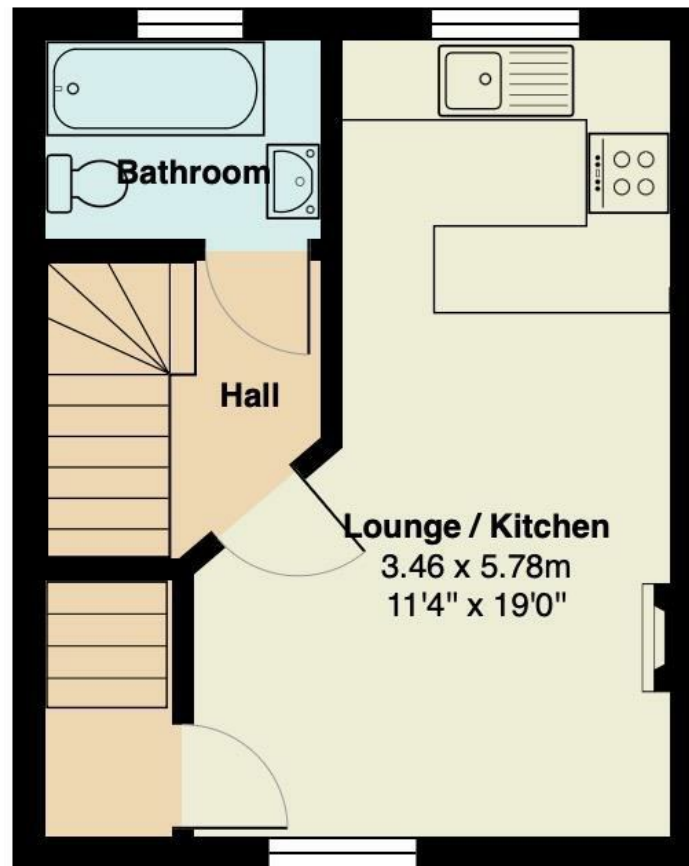
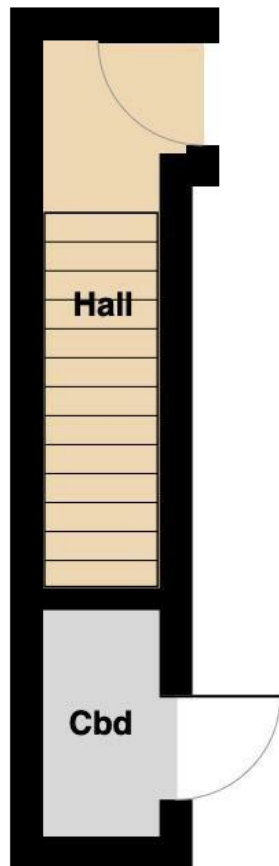
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Band D, valid until November 2032. A fully copy is available from our office by request.







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