

## Kirkby Lonsdale

£340,000

46 Mitchelgate, Kirkby Lonsdale, Carnforth, LA6 2BE

Situated in the heart of Kirkby Lonsdale, this delightful stone-built property offers modern, well-appointed accommodation with no onward chain, this property is ready for you to make it your own. The home boasts two spacious double bedrooms, ensuring ample living space for a variety of lifestyles. Its prime location provides easy access to local amenities, while the charming character of the stone exterior blends seamlessly with contemporary interiors.

### Quick Overview

- Well Appointed Mid Terraced House
- Two Off Road Parking Spaces
- Two bedrooms & One Bathroom
- Walking Distance to all Local Amenities
- Within a Conservation Area
- Ideal Investment Opportunity
- Small Patio Garden
- Close to Local Amenities
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3603



Landing



Living Room



Living Room



Breakfast Kitchen

Upon entering, you're greeted by a split landing that leads you to a well-appointed breakfast kitchen. Equipped with wall and base units, a double oven, slimline dishwasher, and washing machine. A few steps down bring you to the cosy living room, where a log burner set against an exposed stone chimney creates a warm and inviting atmosphere.

Upstairs, the first double bedroom features a window to Mitchelgate and a Velux window, bathing the room in natural light. The shower room is elegantly designed with a vanity sink unit, WC, and shower. A few more steps lead to another landing, where a large cupboard provides ample storage space. This area also includes a nook ideal for a home office setup. The second double bedroom boasts fitted wardrobes, offering plenty of storage.

Outside, a small patio garden provides the perfect spot to bask in the afternoon sun. Additionally, the property includes two coveted parking spaces, a rare find in Kirkby Lonsdale, with potential scope to extend the garden area by sacrificing one of the parking spaces, subject to the necessary planning permissions.

With double glazing throughout, this charming home offers warmth and energy efficiency, and will further benefit from a new roof in the coming weeks as it is due to be replaced. Whether you're looking for a permanent residence or a weekend retreat, 46 Mitchelgate promises a lifestyle of comfort and convenience in a sought-after location.

**Accommodation with approximate dimensions:**

**Breakfast Kitchen** 11' 3" x 10' 0" (3.43m x 3.05m)

**Living Room** 20' 2" x 16' 2" (6.15m x 4.93m)

**Bedroom One** 16' 4" x 12' 4" (4.98m x 3.76m)

**Bedroom Two** 13' 0" x 10' 9" (3.96m x 3.28m)



Breakfast Kitchen



Bedroom One



Bedroom Two



Shower Room



Shower Room



Landing/Home Office

### Property Information

#### Parking

Two off road parking spaces.

#### Tenure

Freehold (Vacant possession upon completion).

#### Council Tax

Westmorland and Furness Council - Band D

#### Services

Mains gas, water, drainage and electricity.

#### Energy Performance Certificate

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

#### What3Words

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#### Viewings

Strictly by appointment with Hackney & Leigh.

#### Anti-Money Laundering Regulations (AML)

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



46 Mitchelgate



Patio Garden



Views



Parking

Request a Viewing Online or Call 015242 72111

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



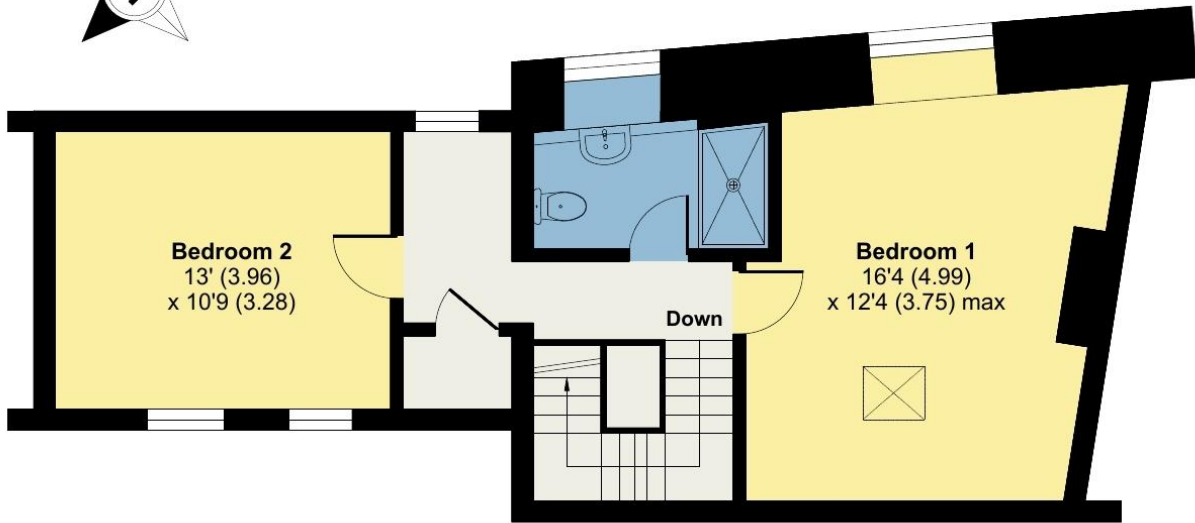
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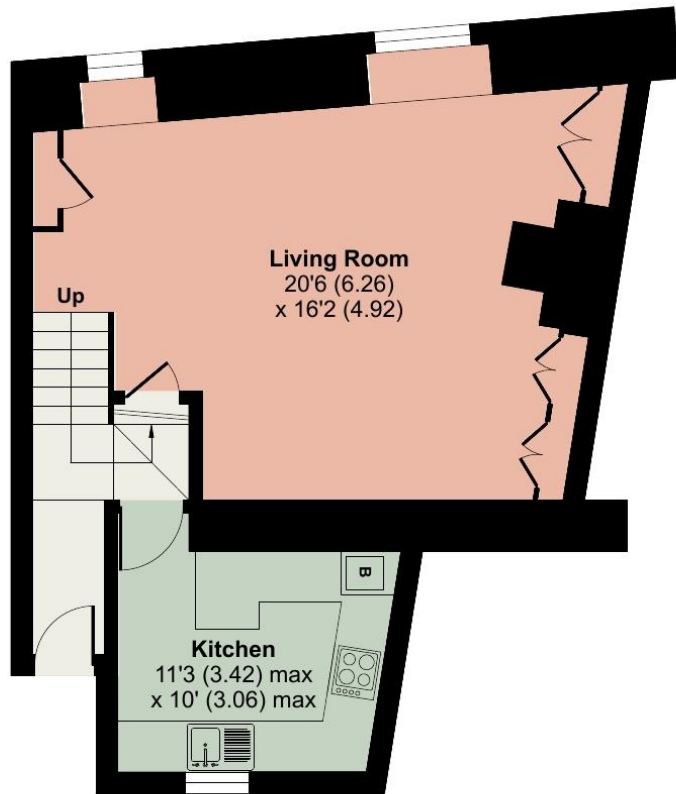
# Mitchelgate, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 991 sq ft / 92 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1253864

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