



42 Rinkfield, Kendal, Cumbria. LA9 7LN

Cobble Country

42 Rinkfield, Kendal, Cumbria. LA9 7LN

A period two bedroom brick built end terrace. Situated on a good corner site, with a garden/patio area to the front and side, with good access to Kendal Leisure Centre and within walking distance of the town centre.

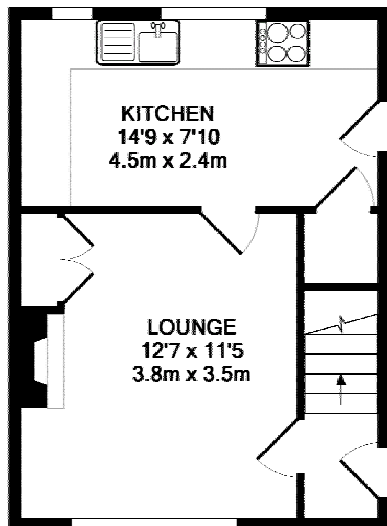
**This property is ideally situated for access into the Lake District and 15 minutes from Junction 36 of the M6
Guide Price Of £145,000**

The property benefits from mains gas fired central heating, fired by a combination boiler. The property is well decorated and presented with modern quality fixtures and fittings and some original features to include recessed alcove cupboards and wooden floorboards.

Internally the property offers a lounge, kitchen, two bedrooms and bathroom with three piece white suite to include overhead shower. The current vendors also have full planning consent for a two storey extension to the gable end, to include a further reception room and third bedroom. The property benefits from mains gas fired central heating, double-glazing, two open fires with period cast iron surrounds and mains water and drainage.

Currently the property is listed as Band B @ £1108.08 per annum.



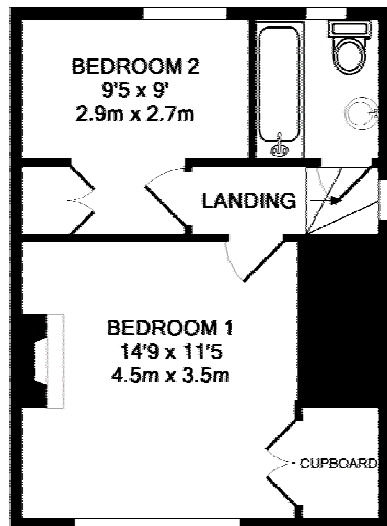


GROUND FLOOR
APPROX. FLOOR
AREA 28.0 SQ.M.
(301 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.8 SQ.M. (579 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2007



1ST FLOOR
APPROX. FLOOR
AREA 25.8 SQ.M.
(278 SQ.FT.)

FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

DIRECTIONS

From Junction 37 of the M6 follow signs to Oxenholme. From Oxenholme follow signs for the town centre past the railway station to your right. At the traffic lights, go straight on to Burton Road, the property can be found on the corner of Rinkfield road, directly opposite the leisure centre. Parking can be found on the road outside the property.

VIEWINGS

Viewings are strictly by arrangement with the agent.

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk

