

59  
MainStreet  
Sedbergh,  
LA10 5AB

# Cobble Country

*Dales & Lakes.*

Town & CountryProperty Agents. Est. 1992

123  
Highgate  
Kendal,  
LA9 4EN

# FOR SALE

**Dales Town Cottage**  
**Offers with guide price of £105,000**



**7 Finkle Street Sedbergh Cumbria LA10 5BZ**

A compact one bedroomed cottage in the historic market town of Sedbergh lying just inside the Yorkshire Dales National Park. This is situated opposite the main town church of St Andrews and near to a free car park. This property should be a good starter home opportunity with relatively low maintenance and running costs or offer a small holiday bolthole for those seeking a place in this town. Needs a viewing to appreciate.

Telephone: 015396 21000

[www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

Facsimile: 015396 21710

**Lounge** 3.66m x 2.59m (12ft0in x 8ft6in)  
Slightly tapering room width gives an average of 8' 6" but entering from the street you have a small lounge area with tv point & sockets with space for an electric fire. at the rear of the room is

**Kitchenette** 2.90m x 2.84m (9ft6in x 9ft4in)  
At its widest, the kitchen is 9' 4" with cooker next to stainless steel sink and drainer. Space under worktop for washing machine. 2 wall cupboards. Base unit with drawers could serve as breakfast bar area.  
From mid room stairs up to

**Landing** landing with airing cupboard storage over stairs

**Shower Room** 2.34m x 0.99m (7ft8in x 3ft3in)  
WC behind the door with shower cubicle semi sunk into wall. Washbasin.

**Bedroom** 3.58m x 2.44m (11ft9in x 8ft0in) 8' average width room with window looking over finkle street to churchyard. Built in wardrobe backing onto shower room.

**Services** Mains electric, water, gas, and sewer.

**Council Tax Band** band A

**Viewing** By arrangement with Cobble Country Property only.

Tel : 015396 21000 Fax : 015396 21710.

E-mail : admin@cobblecountry.co.uk

**Directions** From Main Street in Sedbergh, turn into Finkle Street by passing Main shopping street and No. 7 is adjacent to Hollets Book shop and directly opposite church.

**Important** 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.

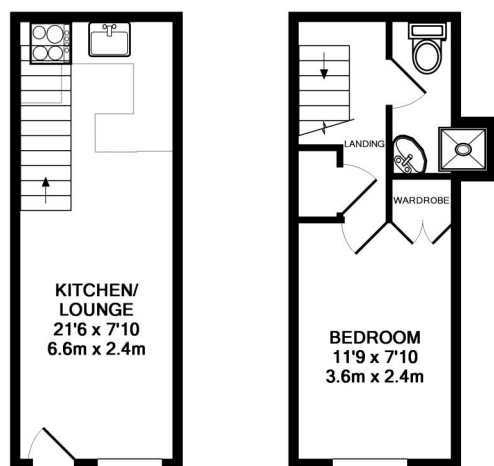
**FREE VALUATION** In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use.

**MORTGAGE** We can offer, without obligation and free of charge, experienced and professional advice and help on mortgage finance. We will try, on your behalf, to obtain the best deal available to you. Written quotations available on request.

**NOTE** 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.

### MAKING AN OFFER

The Money Laundering Regulation 2003 came into effect on 1<sup>st</sup> March 2004. Cobble Country Property, as agents for the sale of the property, are required to formally check the identification of the purchaser of the property. In addition, the purchaser is required to provide information regarding the source of funding for the transaction.



GROUND FLOOR  
APPROX. FLOOR  
AREA 15.6 SQ.M.  
(168 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 31.7 SQ.M. (341 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 16.0 SQ.M.  
(173 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 31.7 SQ.M. (341 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 ©2006