

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

'12 Loftus Hill', Sedbergh. LA10 5RX **FOR SALE £130,000**



Location

Situated a short walk from the charming book town of Sedbergh, within the Yorkshire Dales National Park. Sedbergh is a bustling community with a range of shops to cater for most needs. Facilities include excellent primary and secondary schooling, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops. There are a number of professional trade people operating locally providing all plumbing, building, electrical and maintenance services. Regular bus services to Kendal and the main West Coast line station at Oxenholme. 12 Loftus hill is a good example of a charming period terrace cottage, well maintained and beautifully presented.

Lounge:

13' 5" x 11' 6" (4.108m x 3.506m)

A quaint lounge with feature fireplace and stone over mantle, inset with wood burning stove, sitting on stone hearth. Open pine staircase to first floor, beams to ceiling, centre light, carpet, deep sill double-glazed wooden window to front, recessed alcove with exposed stone and beam over. Door to:

Kitchen:

11' 8" x 5' 10" (3.574m x 1.788m)

Range of fitted base and wall units, window and door to rear with feature beam over, spots to ceiling, stainless steel sink and drainer. Half tiled splash back with pastel 4" tiles. Wall mounted boiler, recessed alcove with coat peg and radiator under, beam over.



Bedroom:

11' 6" x 10' 9" (3.520m x 3.295m)

A double bedroom with deep sill low double glazed window to front with excellent views over playing fields to the fells. Centre light, TV point, carpet.

Bathroom:

11' 5" x 5' 11" (3.497m x 1.826m)

Large bathroom with three piece white suite with chrome fittings, folding shower screen, shower over, window to rear, spots to ceiling. Fully tiled walls to shower with decorative border. Plumbed for washing machine.





Directions: On the approach to Sedbergh High Street from Kendal follow the road to the right past the church. Drive straight on at the small roundabout and 12 Loftus Hill can be found on the left in the middle of a row of terrace cottages, after the medical centre.

Services: Mains gas, water, electric and drains.

Title: Freehold

Council Tax: South Lakeland District Council.
Council Tax Band: B £1,111.04 Year 07/08

Viewing: Cobble Country

Tel: 015396 21000

Fax : 015396 21710

E-mail : cobblesedbergh@yahoo.co.uk

FREE VALUATION I

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 1st 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.

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

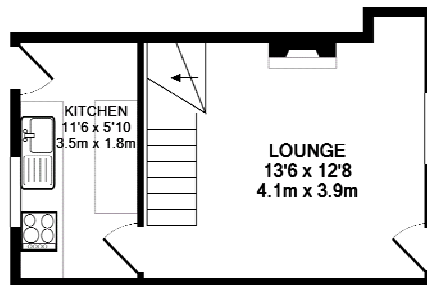
order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted 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.

DISCLAIMER

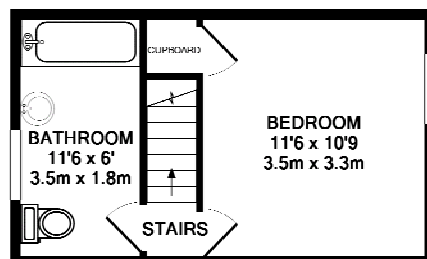
The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

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 independantly 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.



GROUND FLOOR
APPROX. FLOOR
AREA 21.0 SQ.M.
(226 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.7 SQ.M.
(223 SQ.FT.)

TOTAL APPROX. FLOOR AREA 41.7 SQ.M. (448 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