



23 Guldrey Lane, Sedbergh, Cumbria. LA10 5DS

Cobble Country

23 Guldrey Lane, Sedbergh, Cumbria. LA10 5DS Yorkshire Dales National Park

**An excellent prospect of a low cost 2 bedroom property within Sedbergh
and ideally situated for access into the Yorkshire Dales and the Lake District.
Offers Above £155,000 **SEALED BIDS BY 12 NOON 2ND NOVEMBER****

This property is in an excellent neighbourhood with no through traffic and with many of these 1930's style properties already having been modernised. Modern UPVC double glazed windows offer an immediate advantage on this project with kitchen, bathroom and heating system being serviceable but benefiting from renewal in near future to add value to this home.

Internally the property offers two reception rooms, kitchen, WC. To the first floor there are two double bedrooms and a bathroom. A storage area cupboard inside bathroom. The property benefits from mains electric, water and drainage. Currently the property is listed as Band C @ £1261.75 per annum.





GROUND FLOOR
APPROX. FLOOR
AREA 46.4 SQ.M.
(500 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.4 SQ.M. (930 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
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1ST FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(430 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 to 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

Entering Sedbergh from Kendal, turn left immediately after RS Morphet Garage into Guldrey Lane. 23 Guldrey Lane is 200 yds on the right.

VIEWINGS

Viewings are strictly by arrangement with the agent.

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