

59
Main Street
Sedbergh,
LA10 5AB

Cobble Country

Dales & Lakes.

Town & Country Property Agents. Est. 1992

123
Highgate
Kendal,
LA9 4EN

FOR SALE

Character Cottage in central location
Offers around £149,950



10 Finkle Street, Sedbergh, Cumbria, LA10 5BZ

A period cottage with an attractive stone frontage, In a central location with nice views towards the church. Comprising open plan lounge/diner with period features to include an open fire, kitchen, bath, WC, 2 beds and side access with small yard area. A good opportunity to purchase a centrally located cottage, situated within The Yorkshire Dales National Park. Sedbergh is ideally located between the Cumbrian Lake District and the Yorkshire Dales.

Telephone: 015396 21000

www.cobblecountry.co.uk

Facsimile: 015396 21710

Ground Floor

LOUNGE/DINING

17' 4" x 12' 1" (5.306m x 3.703m)

Two windows and door to front, internal window to alley with low level fitted cupboard underneath. Ceiling light, 2 wall lights, open fire with wooden mantle shelf and slate hearth. 2 beams to ceiling, alcove, exposed stone wall, radiator, stairs to upper landing. Open access to:



KITCHEN

9' 5" x 9' 4" (2.873m x 2.857m)

Range of base and wall units in pine, laminate tops, fitted oven with gas 4 hob and extractor, laminate floor, plumbing for washing machine. door to side yard and door to bathroom.



BATHROOM

7' 5" x 5' 4" (2.278m x 1.648m)

Accessed from the kitchen, 2 piece white suite to include, pine panelled bath with electric shower over, tiled walls and glass screen, glazed window to yard, ceiling light, radiator. Door into: WC
4' 1" x 3' 9" (1.256m x 1.158m)

BEDROOM 2

8' 1" x 12' 2" (2.479m x 3.727m)

Single room with fitted cupboard and window to rear, radiator.



BEDROOM 1

8' 1" x 12' 2" (2.479m x 3.727m)

A bright double room with window to front, two alcoves, radiator, ceiling light.



Directions: Driving into Sedbergh on the A684, on the approach to the High Street follow the road round to the right, the church is situated on your right, 10 Finkle Street is situated next door to the dentists on the left.

Services: Mains electric and water and gas

Viewing: Strictly by arrangement, with Cobble Country Property only.

Tel : 015396 21000 Fax : 015396 21710.

E-mail : cobblesedbergh@yahoo.co.uk

Council Tax: South Lakeland District Council. Tax Band B: £1053.55 Tax year 06/07

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* 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.

