



3 Thornsbank
Sedbergh, Cumbria, LA10 5LF

COBBLE
Country
Dales & Lakes
TOWN & COUNTRY PROPERTY AGENTS
EST. 1992



3 Thornsbank, Sedbergh, Cumbria, LA10 5LF

3 Thornsbank offers a superb opportunity to acquire a substantial three-bedroom, semi-detached house, situated in an elevated position on desirable cul-de-sac on the outskirts of Sedbergh.

A spacious entrance hall leads to the lounge and stairs leading to the first floor. Off the lounge you are led into the kitchen, benefiting two good sized pantry cupboards and an adjacent utility room. To finish, two good sized stores and a WC. These can be accessed internally off the utility, equally from an external door situated to the side of the property.

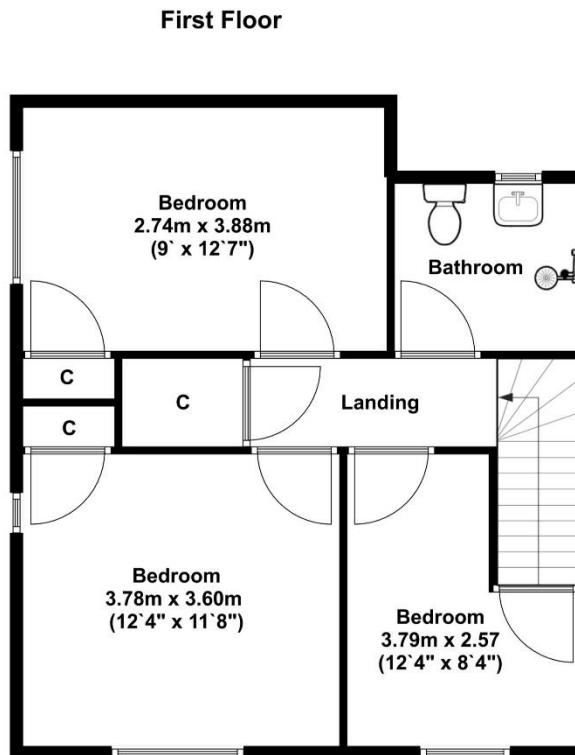
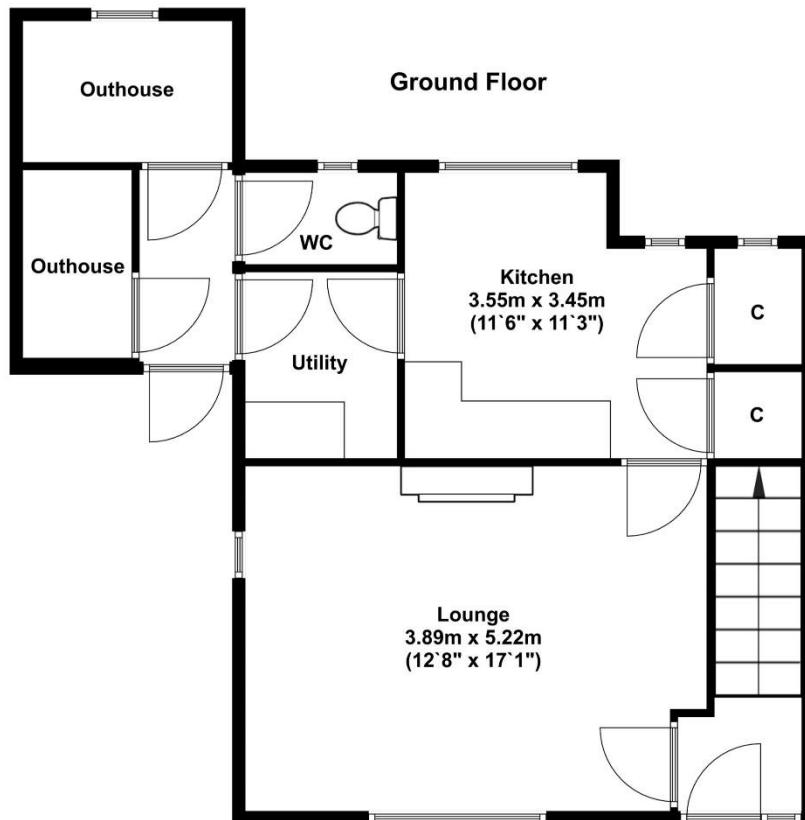
To the first floor there are three well-proportioned bedrooms, one of which enjoys dual aspect windows, allowing in lots of natural light. To finish a good-sized family bathroom, currently presenting as wet room.

Externally there is a lovely lawned area to the front, side, and rear of the property, enjoying a small patio area, along with a greenhouse. There is no parking with the property, however subject to the relevant permissions and approval parking, may be viable to the front of the property.

Viewings highly recommended to appreciate this space.

£175,000 OIRO





SERVICES

Mains Gas, Electric, Water and Drainage

TENURE

We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band C

DIRECTIONS

Drive out of Sedbergh on the A683 road toward Cautley. After 300 yards past the fire station, take a left onto 'Thornsbank' Number 3 is the first of the semi-detached properties on the left-hand side, on the top of the hill.

REFERAL FEE'S

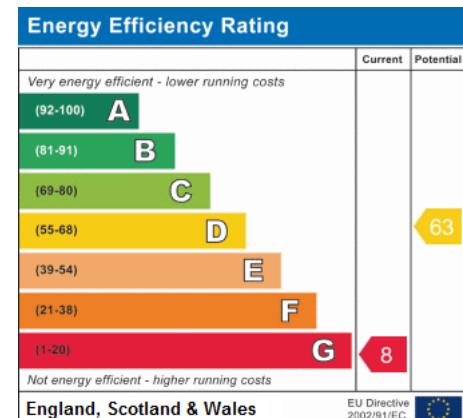
We work closely with third party service providers which we have found to be exceptional, we receive a fee for all referrals:

CS Mortgages – Cobble Country £200.00 & Member of Staff £50.00

Verismart EPC / Inventories – Cobble Country £50.00

A BIT ABOUT SEDBERGH

Situated in the Yorkshire Dales, Sedbergh hoists many amenities including a range of shops, cafes, restaurants, and local amenities, including a doctor's surgery, dentist Primary and Secondary Schools. Further afield is the superb Lake District National Park, Kendal and access to the M6 and West Coast Main Line.



Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation or warranty in relation to this property.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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