



36, Havera
Sedbergh, Cumbria, LA10 5HD

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



36, Havera

Sedbergh, Cumbria, LA10 5HD

A great end terrace property in a central yet peaceful location within Sedbergh. 36 Havera benefits from off road private parking, a detached garage and also private garden.

Internally to the ground floor there is the large lounge/dining room with a feature multi fuel stove on a flagged stone hearth. From the dining area double doors lead out to the back of the property making this a bright open room with solid oak flooring. Off the lounge there is access into the conservatory, which has ample space for a table and seating area, with door out onto the well-maintained garden.

The kitchen is fully equipped, comprising of a range of wall and base units, including a 'Neff' eye level oven, 4 ring ceramic hob and round sink with drainer. There is also recess space for a fridge/freezer plus recess and plumbing for a washing machine and dishwasher. The downstairs W.C includes a low level W.C and wash hand basin.

To the first floor are the bedrooms and family bathroom. The two larger rooms have access into the shared shower room and all three have outstanding views of the surrounding fells, two also benefiting from fitted wardrobes. The bathroom includes a three-piece suite in white; bath, wash hand basin and low level W.C.

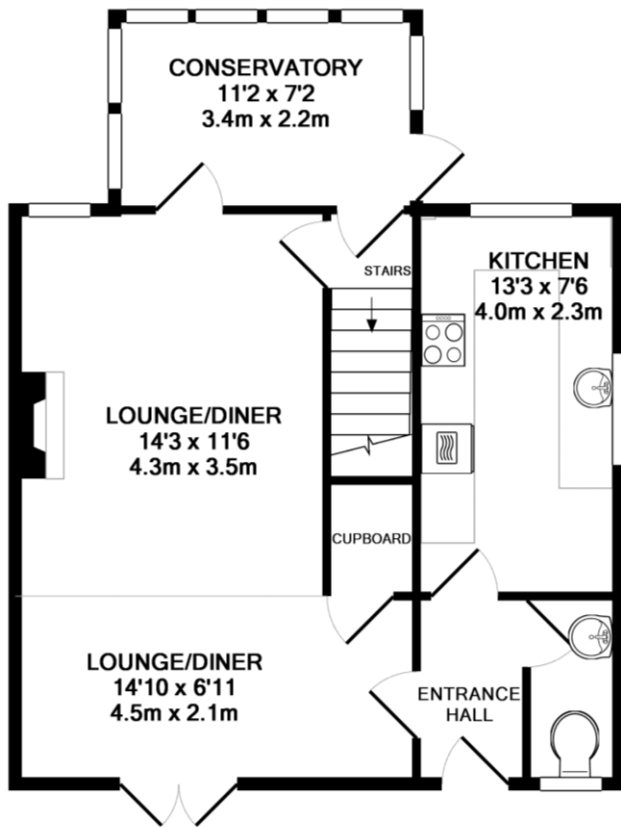
South Lakeland local occupancy restriction.

A spacious family home in an ideal position within the town.

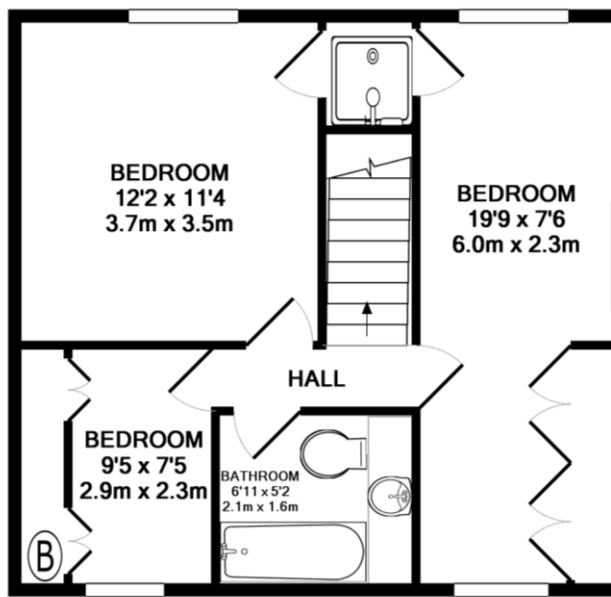
Viewings recommended.

Fixed Price £190,000





GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains gas central heating, mains 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 B.

DIRECTIONS

On the approach into Sedbergh on the A684 from Kendal/Junction 37 turn left before the 'Dalesman' public house, road name 'Howgill Lane'. Continue along this road, passing the play ground on the left, when you reach the top of the hill, Number 36 is the last terrace house on the left hand side.

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 of warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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