



39 Loftus Hill  
Sedbergh, Cumbria, LA10 5SQ

Cobble Country  
*Dales & Lakes*

Town & Country Property Agents Est. 1992



# 39 Loftus Hill

## Sedbergh, Cumbria LA10 5SQ

39 Loftus Hill is a mid-terrace cottage located on the edge of the historic market town of Sedbergh nestled in The Yorkshire Dales National Park. It is a short walk from the Main Street of the town where there are a range of shops, cafe's and pubs. There is an excellent local primary and secondary school, Sedbergh co-educational public school, medical centre, dentist, library, tourist information centre, gymnasium, post office and churches.

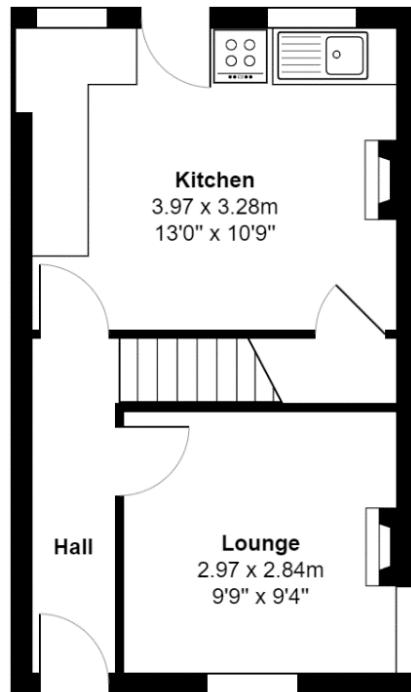
Internally the property is in a fair condition although would benefit from being updated. Accommodation briefly comprising of a lounge to the front with a multi fuel stove, kitchen to the rear with a walk-in pantry under the stairs and an open fire to the ground floor with two bedrooms and the bathroom to the first floor.

Externally the property has a raised rear garden and two stores. This a great opportunity for first time buyers, second home or holiday let.

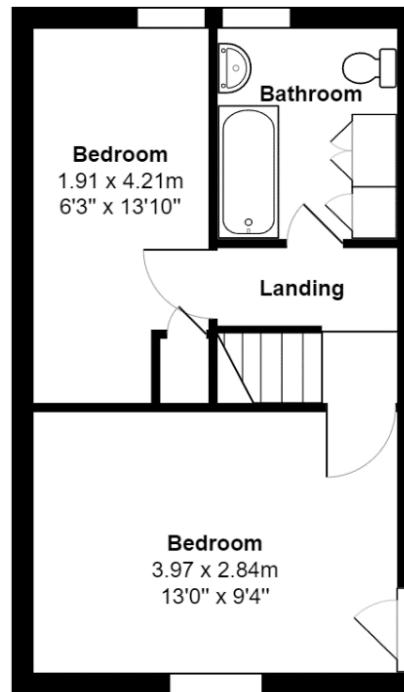
Viewings are highly recommended to appreciate the cottage.

**Guide price £195,000**





**Ground Floor**



**First Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North West Inspector.

## SERVICES

Mains electric, gas, water and drainage.

## TENURE

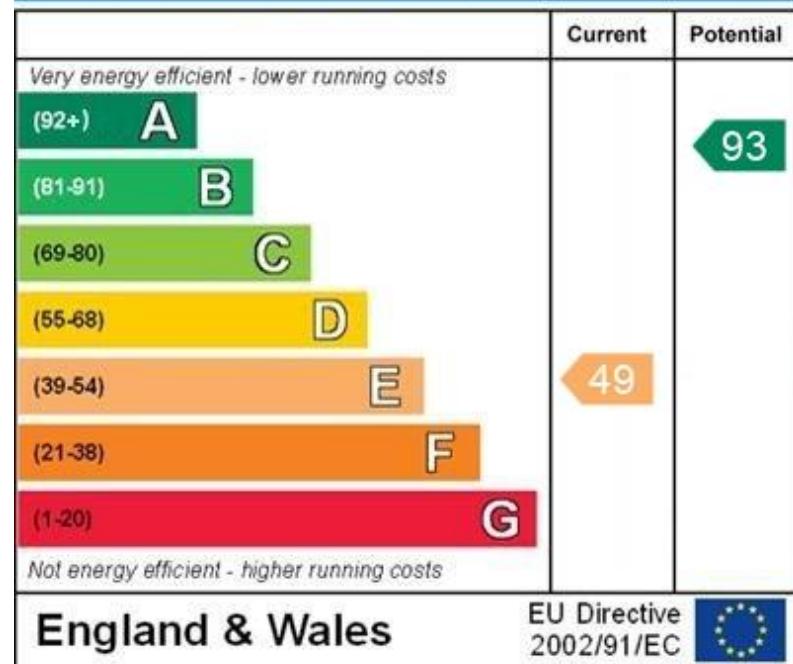
We are advised by the vendor that the property is Freehold.

## COUNCIL TAX BAND

We are advised that the property is currently in Band C.

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.

## Energy Efficiency Rating



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

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