



Yarlside, Southfield Road
Sedbergh, Cumbria, LA10 5DR

Cobble Country
Dales & lakes
Town & Country Property Agents Est. 1992



Yarlside, Southfield Road

Sedbergh, Cumbria, LA10 5DR

Yarlside is a well presented quality property in a desirable, quiet location within the Town of Sedbergh.

This property has the added valuable features of an attached garage, ample private parking and lovely rear garden. The garden has a lawn area, raised patio, large shed and a green house.

Internally Yarlside benefits from two good sized reception rooms, a large downstairs front bedroom and kitchen. One of the reception rooms is used as a dining room, which is accessed through the kitchen. The dining room looks out onto the rear garden and has a feature gas fire place. The kitchen is fully equipped to include a range of wall and base units, sink and 1/2 with drainer, plumbing for a washing machine, electric and gas cooker point and also recess for a under worktop fridge.

The kitchen leads into the rear porch, which has a separate utility room with wash hand basin and shelving unit with space for a tumble dryer. A door leads from the porch onto the patio and garden area. The garage and shed can be accessed via the garden and there is also a side gate to the front of the property.

The second reception room and ground floor double bedroom are to the front of the property with large bay windows and the lounge also benefits from a feature gas fire.

Stairs lead from the entrance hall to the first floor. Two further double bedrooms are located on this level, one with fitted wardrobes and access into the eaves for additional storage. The family bathroom comprises of a four piece suite with bath, W.C, wash hand basin and shower cubicle.

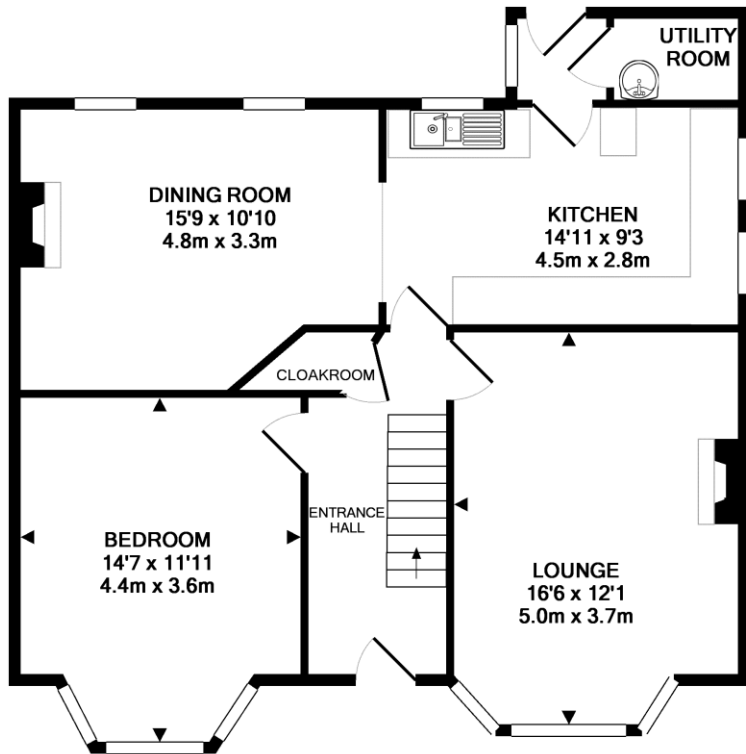
Off the landing is access into a large eaves space, benefiting from natural light with a window to each side, which is an excellent storage room.

Fully double glazed, gas central heating

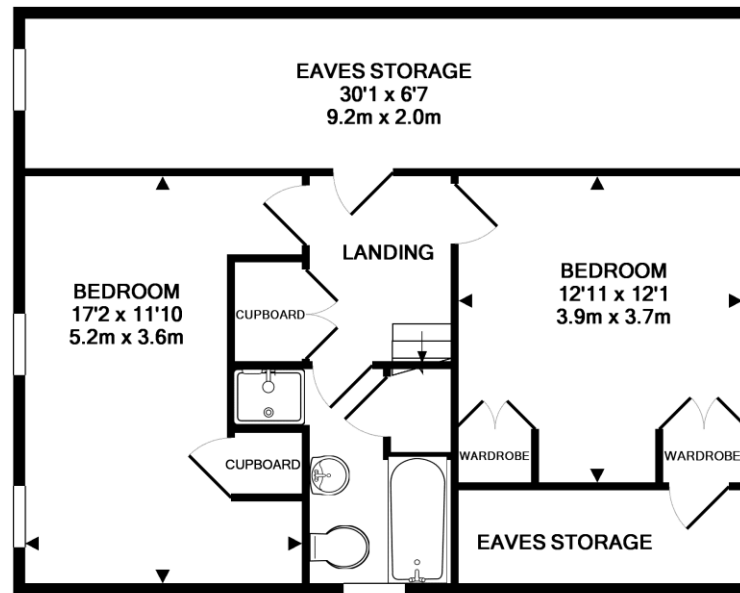
Internally this property has been finished to a high standard and presents very well.

Guide Price £350,000





GROUND FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1495 SQ.FT. (138.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains electric, gas, water and drainage.

TENURE

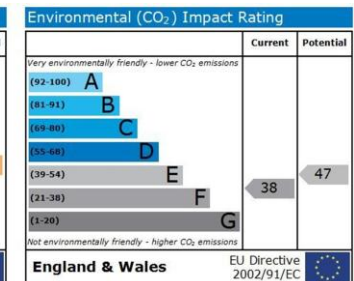
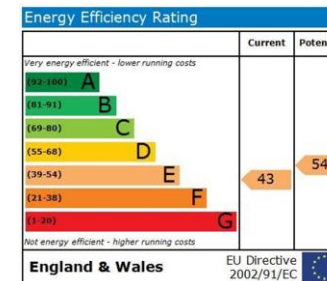
We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

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

DIRECTIONS

From Jct 37 take the A684 to Sedbergh. On entering Sedbergh pass DT Close garage on the right, continue for approx 500yds, Southfield Road is on the left immediately before RS Morphets garage.



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

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