



2 Post Office Yard, Sedbergh, Cumbria

Cobble Country

2 Post Office Yard, Sedbergh, Cumbria, LA10 5BH

Delightful semi detached stone built cottage, situated in the centre of Sedbergh within easy walking distance of all local amenities including shops, pubs and the Post Office. The well planned accommodation on offer has a bright and modern theme throughout with the benefit of off road parking in the garage with integral access.

£245,000

Access to the property is via a private road leading from Howgill Lane, alternatively there is pedestrian access from Main Street between Sedbergh Post Office and Barclays Bank.

The accommodation briefly comprises: To the ground floor: Spacious entrance hall providing access to all rooms and internal access to the garage, family bathroom, utility room, the second double bedroom and study room. Stairs from the ground floor hall area lead to the first floor: master bedroom with en suite, the spacious lounge/dining room leading to an open plan kitchen.

The integral garage can be access via a timber 'up and over' door with electric remote control or from the entrance hall via a personnel door.

We are advised by the vendor that the property is Lease Hold and is still within its 10-year new build insurance (Zurich Assured).
(However the opportunity to purchase the Free Hold will be available for £100 in five years.)

We are advised by the vendor the property is in Council Tax Band C.

Internal inspection is highly recommended to appreciate the charm and quality on offer.



The accommodation briefly comprises (Approximate measurements are available on the floor plan):

Large entrance hall leading to all principle rooms and integral access to the garage. Tall under stairs storage cupboard.

Utility Room: With a range of base and wall mounted cupboard units and sink with drainer. Plumbing for automatic washing machine and recessed space for a tumble dryer.

Second Double Bedroom: A large light room offering ground floor accommodation leading to a home office which has potential to be another small bedroom or dressing room.

House Bathroom:

Comprising of a modern three-piece suite with a bath with shower over and glass shower screen, low level WC, pedestal wash hand basin and heated towel rail.

To the first floor:

Master Bedroom: Another large bright room with built in storage in the form of 10 ft mirrored wardrobes with sliding doors, providing shelving and hanging space. **En-suite Shower room:** Large shower unit with glass door, low level WC, vanity unit wash hand basin and heated towel rail.

Open Plan Lounge Dining Area: A large open plan space provides ample room for lounge and dining furniture leading to the open plan kitchen.

Kitchen: A large space with a range of modern fitted wall and base mounted cupboard units, integral appliances including fridge, freezer and dishwasher. Built in electric oven, gas hob with overhead extractor.

Garage: With electric remote controlled up and over timber door, this space provides adequate parking and or storage, currently fitting a workbench and space for storage in addition to a car.

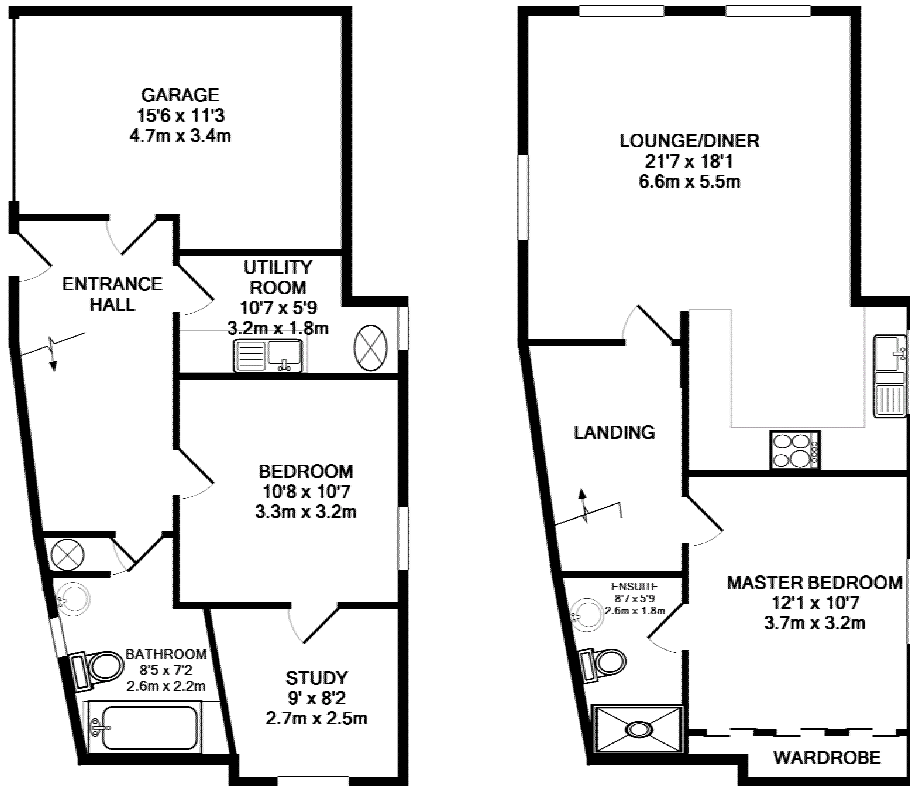
Services: Mains gas, water and drainage are all connected

Tenure: We are advised by the vendor that the property is Lease Hold with the option to buy the Free Hold within 5 years.

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

Directions: From Sedbergh Town Centre heading out of town in the Kendal Diresction, take the first right Howgill Lane beside the Dalesman Pub. Continue for 20 yrds, take the first right after the Dalesman car park (private road). Continue to the property.

Viewing:Viewings are strictly by arrangement with the agent. **59 Main Street, Sedbergh, Cumbria. LA10 5AB.** Tel: 015396 21000
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GROUND FLOOR
APPROX. FLOOR
AREA 53.6 SQ.M.
(577 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 53.4 SQ.M.
(574 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.9 SQ.M. (1151 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. 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.

DISCLAIMER

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