



33 Fairholme
Sedbergh, Cumbria, LA10 5AY

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



33 Fairholme

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33 Fairholme is a two bedroom end terrace within Sedbergh. Fairholme occupies an elevated position, therefore affords views of both the Howgills and Town with fells beyond.

Internally this property comprises; entrance hall, lounge with new gas fire, kitchen with door to rear, a downstairs cloak room, two double bedrooms and a newly fitted bathroom.

To the rear of the house there is an enclosed garden with patio area, space for shed and detached garage. The property also benefits from off road private parking with a gated front drive.

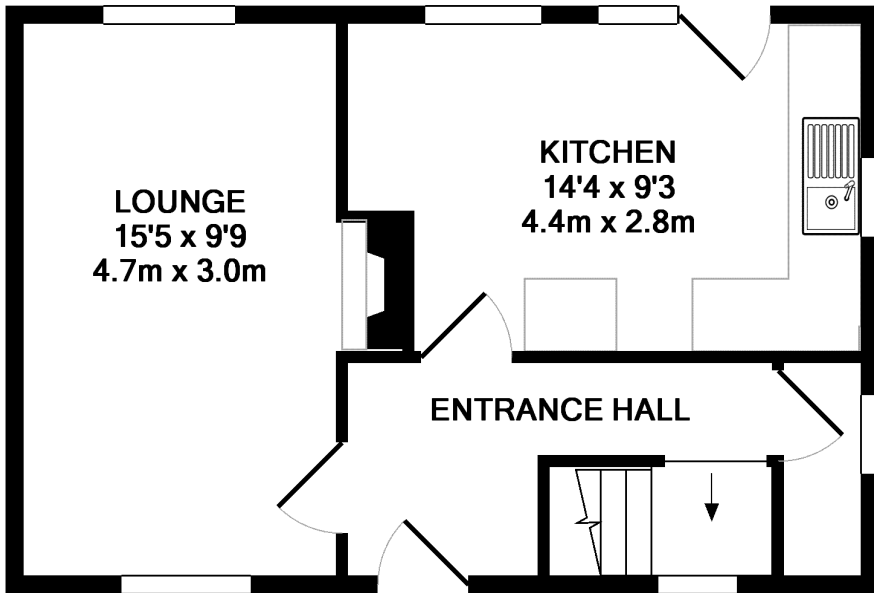
This property is fully double glazed with gas central heating – new boiler fitted in 2013.

33 Fairholme has a local occupancy restriction set by South Lakeland District Council. This is a South Lakeland wide restriction, whereby the occupier must have lived or worked in the South Lakes area for the last 3 years or be coming to the area for employment.

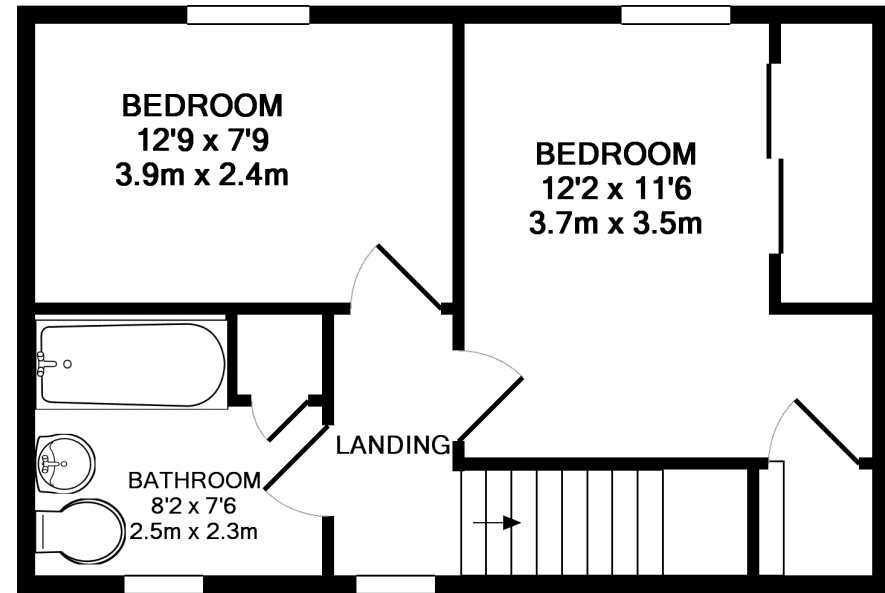
A post war terrace property situated conveniently within the Town.

Guide Price £169,999





GROUND FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains gas central heating, electric, water and drainage.

TENURE

We are advised by the vender that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band

DIRECTIONS

From our office on 59 Main Street, Sedbergh turn left into Joss Lane and proceed up the hill for 150 meters, turning into the road on the left for Fairholme. Number 33 is then the third property on the left.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	62	(55-68) D	59
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk