



Flat 3 Highfield House
Sedbergh, Cumbria, LA10 5DE

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Flat 3, Highfield House

Sedbergh, Cumbria, LA10 5DE

An ideal investment property located centrally within the market Town of Sedbergh. This is a one-bedroom ground floor flat benefiting from private parking and a South facing position. This property is located at the end of Bainbridge Road, the street parallel to the Main Street of Sedbergh.

This offers great access to the Town amenities to include a post office, health centre, dentist surgery, library, banks, pubs, cafes and a range of shops to cater for most needs.

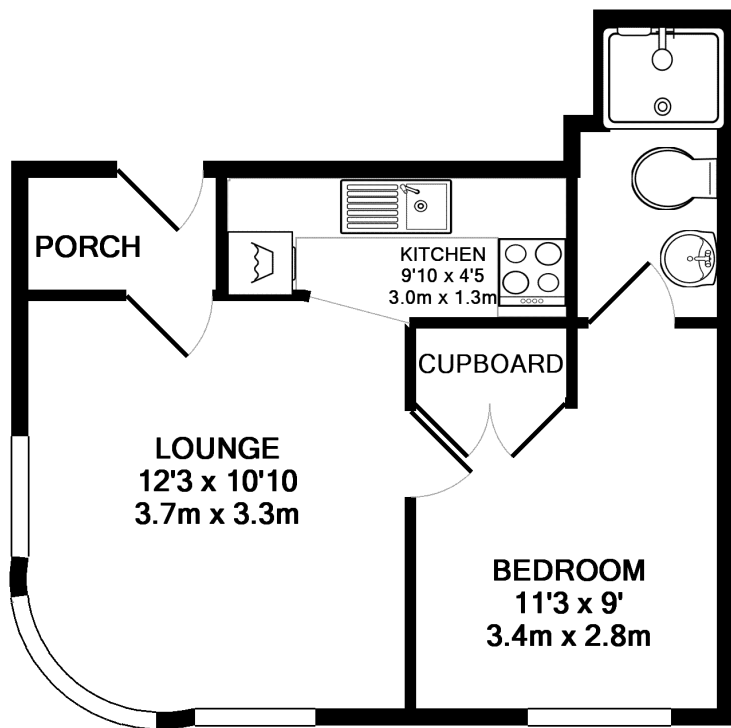
Sedbergh has a bustling community so is an excellent area to purchase your first home in, or alternatively an investment property, as the demand for rentals is always high in the town.

Flat 3 comprises of an inner porch area leading into the lounge. The lounge is a bright room with three large sash windows with feature window seats. An archway allows access into the kitchen to include fitted wooden wall and base units, recess for an electric cooker, stainless steel sink with drainer and plumbing for a washing machine. The double bedroom also has an original sash window with deep sill and benefits from a large fitted wardrobe. Off the bedroom is the ensuite shower room to include low-level W.C, pedestal wash hand basin and shower cubicle.

Each flat has one allocated parking space and also the use of the two visitor parking spaces. There is also an allocated space for a washing line.

Guide Price £89,000





TOTAL APPROX. FLOOR AREA 331 SQ.FT. (30.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	72
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	68
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

SERVICES

Mains gas central heating. Mains water, electric and drainage.

TENURE

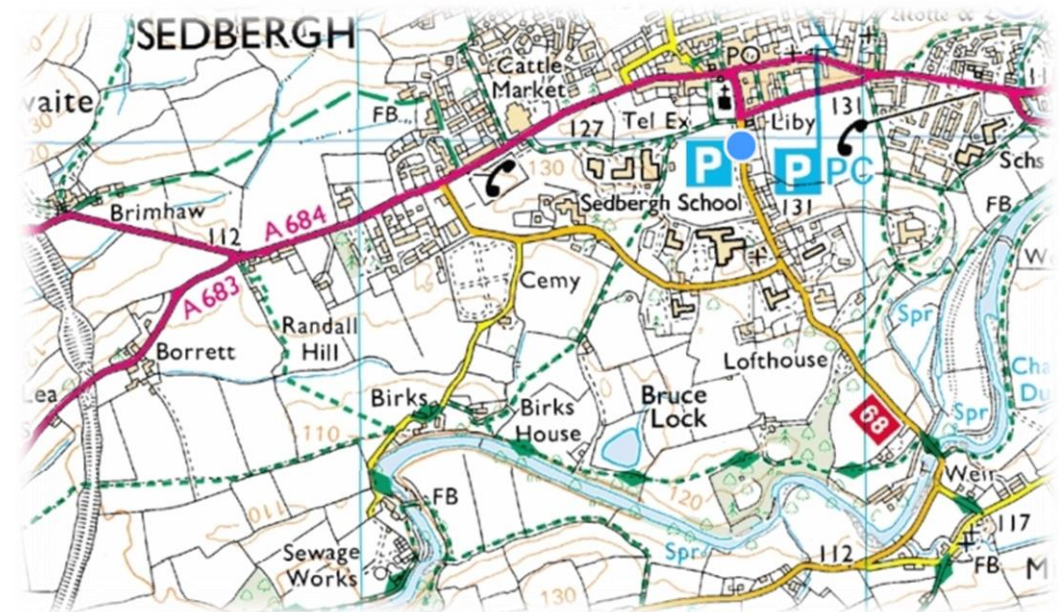
We are advised by the vender that the property is Leasehold

COUNCIL TAX BAND

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

DIRECTIONS

From Sedbergh Town Centre heading out of town in the Kendal Direction, take the first right onto Howgill Lane beside the Dalesman Pub. Continue up the hill and the property is on the right just after the junction.



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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB

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