



65 Main Street, Sedbergh, Cumbria, LA10 5AB

**Cobble Country**

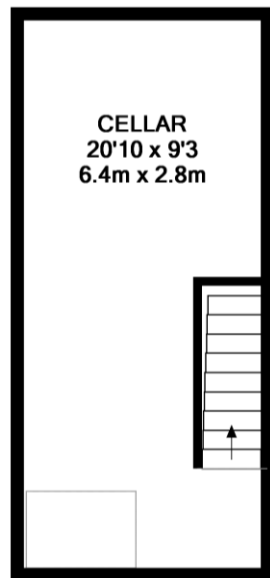
# 65 Main Street, Sedbergh, Cumbria, LA10 5AB

A mid terrace cottage positioned on the Main Street of the thriving market Town of Sedbergh

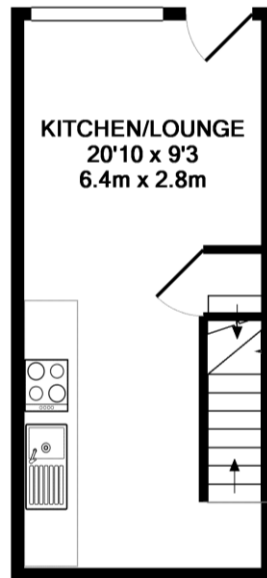
**OFFERS INVITED OVER £100,000**

65 Main Street is currently being used as a residential property however subject to the necessary approval this could also be a great main street located shop premises.

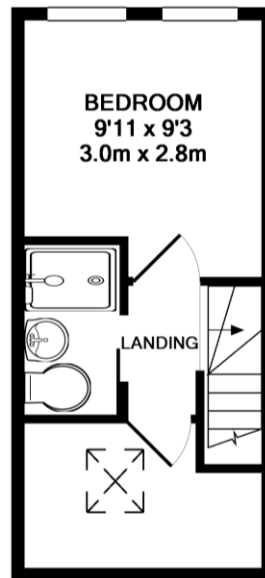
To the ground floor there is an open plan kitchen with lounge area with large picture window – ideal for a shop front.



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(18.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(18.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(18.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

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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The kitchen includes a stainless steel sink with drainer, cooker point and space for white goods. A door leads from the lounge down to the spacious cellar area, which is a good storage space and also has plumbing for a washing machine. To the first floor there is the front double bedroom, single bedroom and the shower room.

Sedbergh is now one of England's book Town's and is located within the Yorkshire Dales National Park, bustling with local amenities and a friendly community.

This is a good low maintenance property or ideally located shop premises.

No forward chain

## SERVICES

Mains electric, Gas central heating, 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 B.

## DIRECTIONS

Sedbergh Main Street (one way street), between the 'White Rose Café' and 'Memory Lane' antiques shop.

## VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

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## 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.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

