



46 Bainbridge Road
Sedbergh, Cumbria, LA10 5AU

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



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46 Bainbridge Road is a very spacious late Victorian terraced property on a popular road in the historical market town of Sedbergh which borders the Yorkshire Dales National Park. It is within walking distance of many local amenities including shops, schools, Doctors and Dentist surgeries, library, coffee shops and pubs.

The accommodation is spread over three floors. To the ground floor and entering through the front door there is a wide hallway leading into the good-sized lounge at the front of the property with feature fireplace and wooden mantle piece. To the rear is the dining room which has a walk-in cupboard under the stairs and an electric stove. The well fitted kitchen has plenty of wall and base units, range cooker, three windows and door to the rear garden.

The first floor has four of the six bedrooms, two to the front and two to the rear along with the house bathroom which has a bath, corner shower cubicle, wash basin, wc and velux window.

Completing the accommodation on the third floor are the remaining two double bedrooms with one of them en suite, velux windows and built in storage under the eaves.

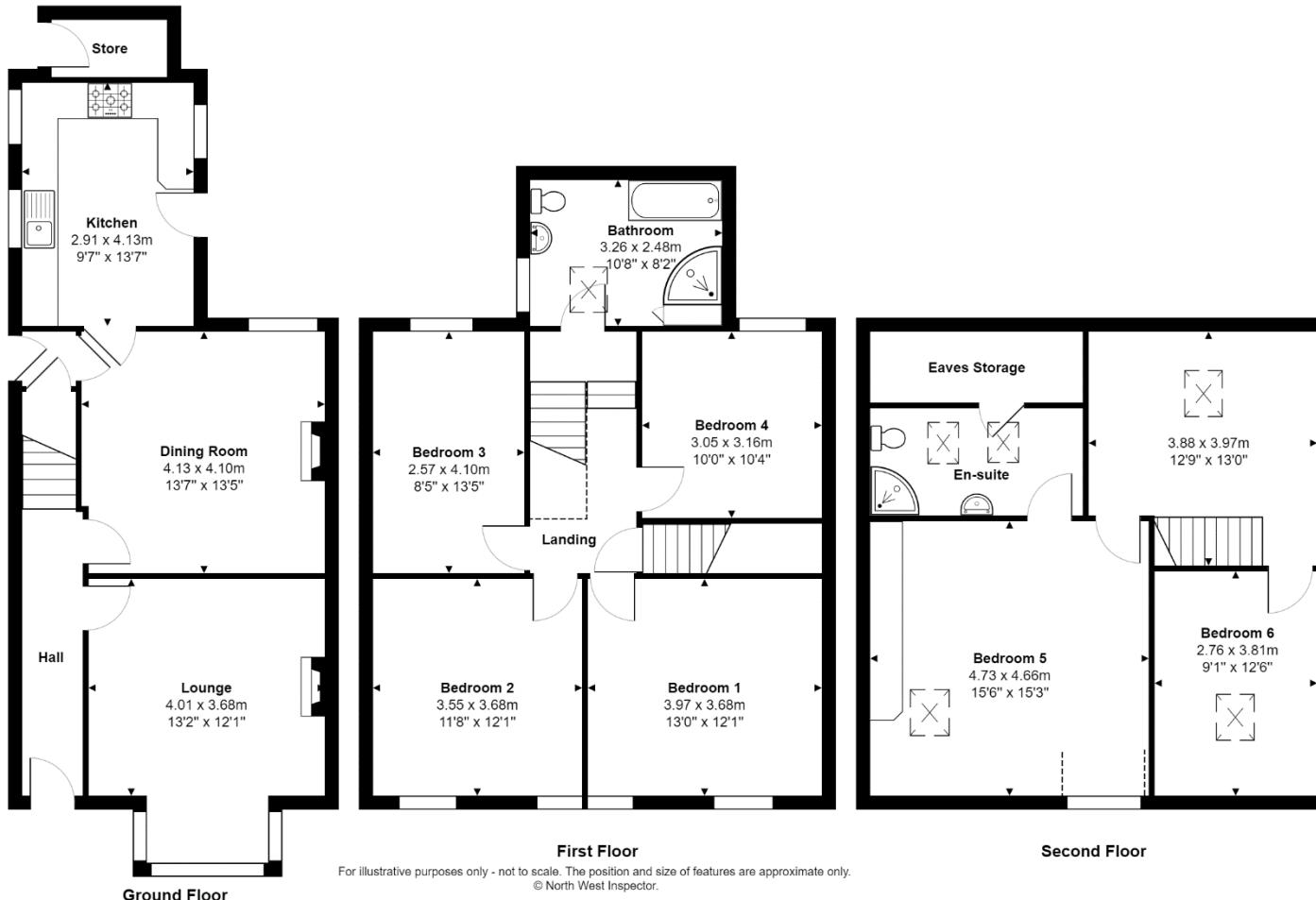
The property maintains some original features and benefits from mains gas, electric, water and drainage, double glazing and a combi boiler firing the central heating. There is plenty of storage throughout and some double glazing.

Externally the property has its own narrow driveway leading to the rear which also allows access to the neighbouring properties. There is a small front gated garden and a larger grassed garden and patio area with a good-sized stone outbuilding along with a smaller one which was originally the outside wc. Bainbridge Road has on street parking.

Viewings highly recommended to appreciate it's space and the surrounding area.

Guide price £410,000





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 D.

DIRECTIONS

Take the turn by the Dalesman pub onto Howgill Lane, take a right hand turn at the top of the hill onto Bainbridge Road, number 46 is just over half way upon the left hand side.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

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 or warranty in relation to this property.

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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		