



107 Main Street
Sedbergh, Cumbria, LA10 5AD

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



107 Main Street

Sedbergh, Cumbria LA10 5AD

A spacious yet compact three storey cottage positioned centrally within the Yorkshire Dales Town of Sedbergh. It has plenty of character including exposed lintels and deep window sills.

Accommodation comprises of a kitchen diner on the ground floor which has wooden wall and base units porcelain sink and a half drainer with a solid oak worktop. There is enough space for a table and stand alone fridge/freezer with a useful walk in cupboard/pantry. To the first floor is the lounge with two windows and landing with room for a chair/chest of drawers. On the third floor is a good sized bedroom, space for a wardrobe and 2 windows including a velux. To finish a 3 piece shower room comprising of a wc, hand basin and corner shower cubicle.

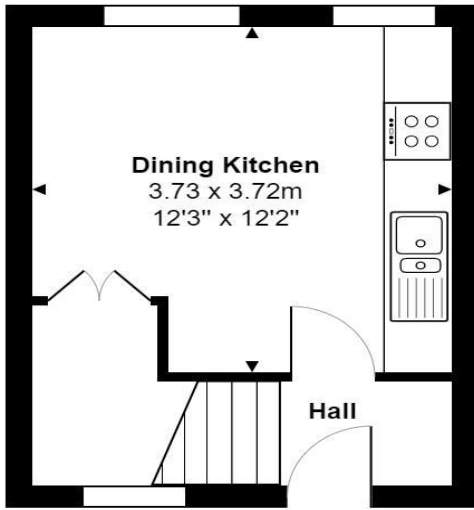
The property has UPVC double glazed windows on the Main Street side and benefits gas central heating with a combi boiler. The cottage is low maintenance and ideal as a starter home, second home or holiday let.

Accessed via Back Lane into a shared courtyard or from a passageway from the Main Street.

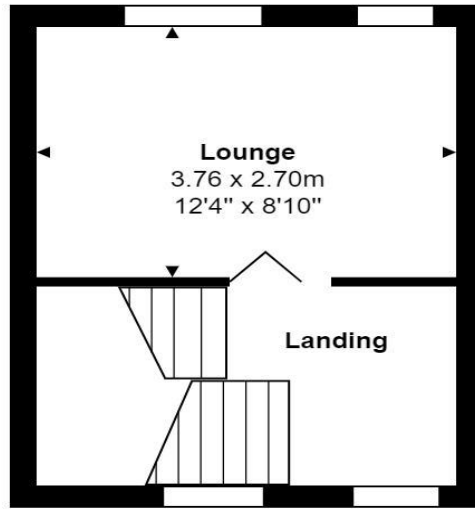
Viewings highly recommended to appreciate this space.

Guide price £215,000

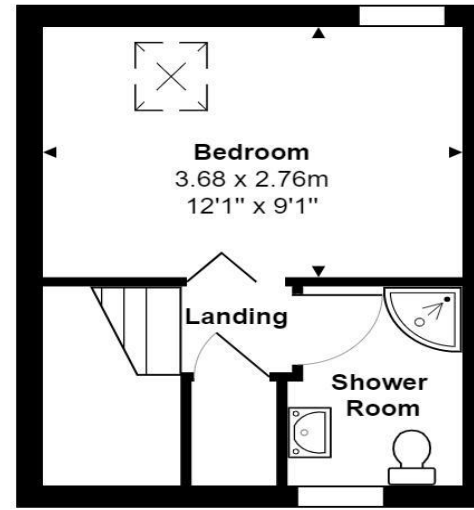




Ground Floor



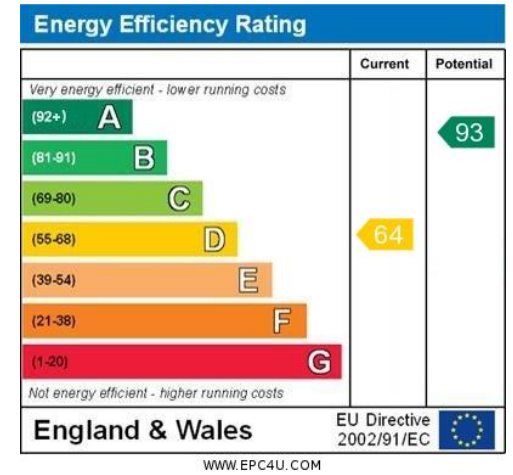
First Floor



Second Floor

107 Main Street, Sedbergh

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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SERVICES

Mains gas, 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 B.

DIRECTIONS

From our office head towards the end of Main Street. Number 107 is located a few properties from the bottom of Main Street, however access to the property is via Back Lane.

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.

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

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