



47 Castlegarth
Sedbergh, Cumbria, LA10 5AN



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47 Castlegarth is a superb semi-detached family home within walking distance to all of Sedbergh's amenities and in very close proximity to the Primary and Secondary Schools.

Internally the property presents flexible living accommodation to the ground floor. There is a spacious living room, leading round into the dining area. Adjoining the dining area, is the modern fitted kitchen, comprising of a range of wall and base units, housing of the boiler, freestanding cooker with four ring hob, plumbing for a washing machine and integrated cupboard, providing ample Storage space.

To the first floor there are two double bedrooms, both with fitted wardrobes, one to the front of the house and one to the rear. There is a single room to the front, with large integrated storage cupboard. To finish, there is a well-established bathroom comprising of a W.C, pedestal wash hand basin and bath, with shower over. The loft is accessed from the first-floor landing.

Externally to the front of the property there is a lawned garden. There is the potential to create some off-road private parking subject to relevant planning permissions. To the rear there is a large, enclosed garden, partial lawn, partially patio, with large brick built shed, which benefits mains electric.

The property is fully double glazed throughout and benefits a newly fitted gas central heating boiler and external roof, making the property more energy efficient.

Number 47 has a 157 local occupancy restriction, requiring perspective purchasers to have lived or worked in Cumbria for a minimum of three years.

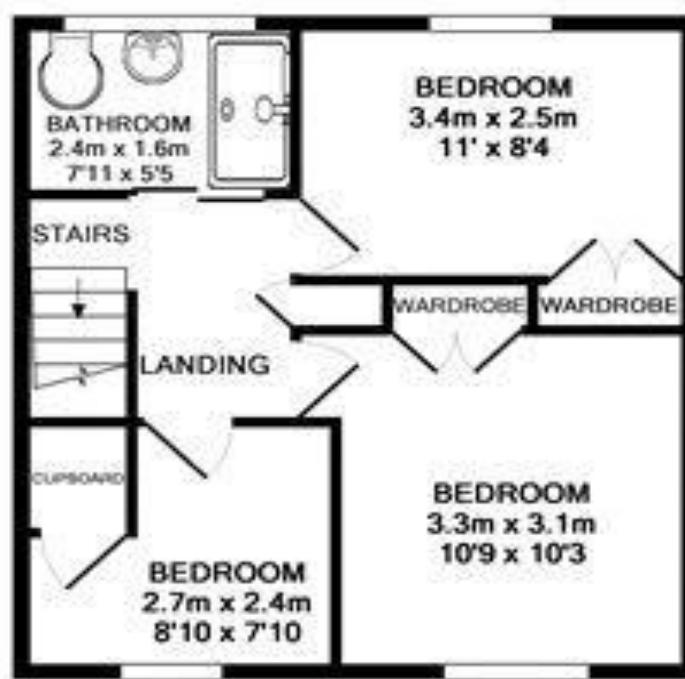
Viewings highly recommended to appreciate this space.

Guide Price £175,000





GROUND FLOOR
APPROX. FLOOR
AREA 34.8 SQ.M.
(374 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.4 SQ.M.
(381 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.2 SQ.M. (755 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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

SERVICES

Mains Gas, Electric, 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

From our Cobble Country office, head to the end of Main Street and take a left, follow the road down past the fire station. After the fire station take the next left. Number 47 is on the right hand side.

REFERAL FEE'S

We work closely with third party service providers which we have found to be exceptional, we receive a fee for all referrals:

CS Mortgages – Cobble Country £200.00 & Member of Staff £50.00

Verismart EPC / Inventories – Cobble Country £50.00

On The Market – Member of staff £4.00 for each email alert

A BIT ABOUT SEDBERGH

Situated in the Yorkshire Dales, Sedbergh boasts many amenities including a range of shops, cafes, restaurants, and local amenities, including a doctor's surgery, dentist Primary and Secondary Schools. Further afield is the superb Lake District National Park, Kendal and access to the M6 and West Coast Main Line.

Energy Performance Certificate



47, Castlegarth, SEDBERGH, LA10 5AN

Dwelling type: Semi-detached house

Reference number: 8997-7622-0170-0588-0926

Date of assessment: 28 February 2013

Type of assessment: RdsAP, existing dwelling

Date of certificate: 28 February 2013

Total floor area: 77 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,863
Over 3 years you could save	£ 405

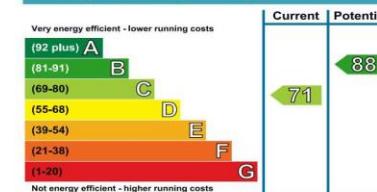
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 1,434 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 285 over 3 years	£ 180 over 3 years	
Totals	£ 1,863	£ 1,458	



These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 129	✓
2 Heating controls (room thermostat)	£350 - £450	£ 69	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 135	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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