

Christopher Whelan

105 Maryfell, Sedbergh, Cumbria LA10 5AW



£99,500

A well presented modernised two bedroom first floor flat, with lounge, kitchen and bathroom.

Within easy walking distance of Sedbergh Town Centre and schools.

Ideal starter home.

Locals only restrictions apply.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
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Tel: 015396 20293 Fax 015396 21650

General

This first floor Local Authority flat has been modernised by the current owner. uPVC double glazed windows. Central heating. All carpets are 1 year old.

Accommodation (All measurements are approximate)

Entrance hall

Store cupboard off. Carpet.

Lounge 5.26m x 3.12m (17ft 3ins x 10ft 3ins)

Feature fireplace with electric fire set in a wood surround. Telephone and television sockets fire alarm, three double power points. Radiator. Curtain pole. Carpet.



Kitchen 1.88m x 2.29m (6ft 2ins x 7ft 6ins)

Range of wall and base units. Single drainer sink unit. Tile splash. Plumbed for washing machine. Electric and gas cooker points. Two double and one single power point. Store cupboard housing wall mounted gas boiler, electric and gas meters. Vinyl floor covering.



Inner hall

Bedroom 1 4.14m x 2.74m (13ft 7ins x 9ft 0ins)

Built in cupboard. Two double power points. Radiator. Curtain pole. Carpet.



Bedroom 2 3.05m x 1.98m (10ft 0ins x 6ft 6ins)

Double power point. Radiator. Curtain pole. Carpet.



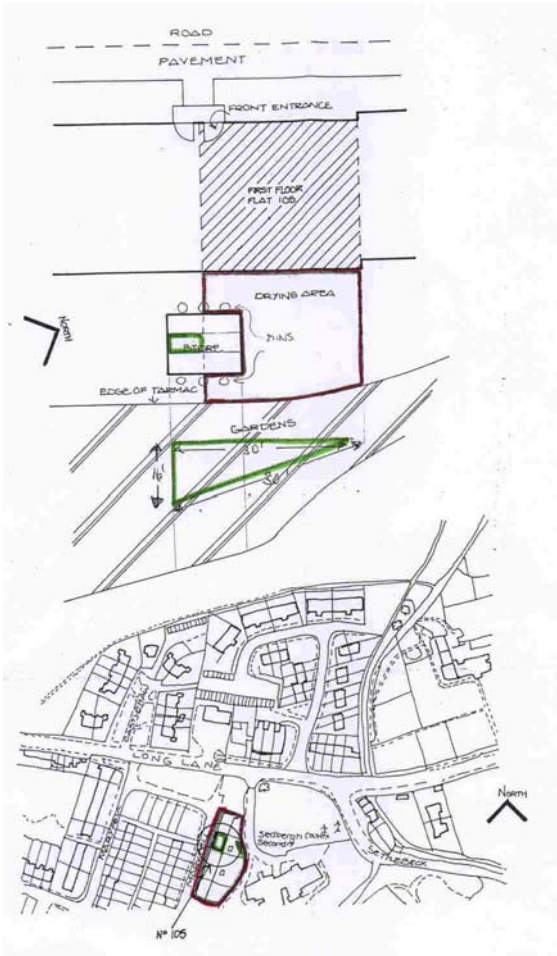
Bathroom 1.7m x 1.85m (5ft 7ins x 6ft 1ins)

Mira Triton electric shower over bath. Pedestal wash hand basin. WC. Fully tiles. Tile floor. Radiator. Extractor.



Outside

Small garden. Bin store.



Services

Mains water, gas, electricity, drains.

Council Tax

Band A £1040.80 2011/12

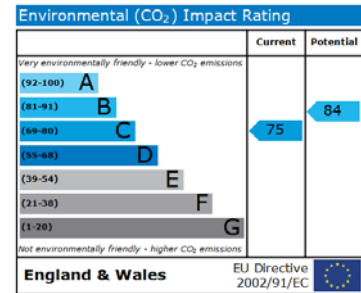
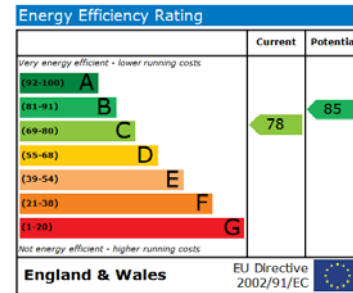
Tenure

Leasehold. 125 years from 5 October 1989. Annual rent of £10 payable February. Maintenance charge is £101.16 payable in May. Insurance charge is £123.61 payable in April.

Floorplan



EPC Graph



Directions

From our office continue down Main Street to the junction with Back Lane. Turn left. Maryfell is the first turning on the right. Follow the road round past the school entrance. Number 105 is on the right.

Local Authorities:

South Lakeland District Council, Kendal.
Cumbria County Council, Carlisle

Planning Authority:

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn. N.Yorkshire DL8 3EL.

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.