

Christopher Whelan

12 Woodside Ave, Sedbergh LA10 5EY



£165,000

Garden fronted mid terrace two bedroom house upgraded to provide an open plan kitchen and lounge area with door out onto garden patio at rear.

Gas central heating. Parking at rear.

Located on mature estate within easy walking distance of Town Centre.

Occupancy restriction applies.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650

General

Double glazed and gas fired central heating.
£60 annual service charge for maintenance and landscaping of common areas.

Accommodation (All measurements are approximate)

Open plan kitchen and lounge

Kitchen

2.46 x 2.59m (8ft 1ins x 8ft 6ins)

Modern range of wall and base units under worktop with gas hob, electric oven. Extractor over. Tile splash. Zanussi washing machine. Zanussi fridge and freezer. Stone tile effect laminate flooring. Spot lights. Blind. Radiator.



Lounge area

3.84 x 3.56m (12ft 7ins x 11ft 8ins)

Cupboard under stairs. Shelf with secret brackets. Framed mirror. Curtain pole and curtains. 2 radiators. Carpet.



Entrance Porch

Burglar alarm. Radiator. Carpet. Telephone point.

Stairs and landing

Smoke alarm. Carpet.

Bedroom 1

3.63 x 2.59m (11ft 11ins x 8ft 6ins)

Cupboard over stairs housing Glow worm gas boiler. Walk in cupboard with window. Curtain rail and curtains. Adjustable shelves. Radiator. Carpet.



Bedroom 2

2.69 x 1.57m (8ft 10ins x 5ft 2ins)

Curtain rail and curtains. Radiator. Carpet.



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

Panel bath with electric shower over and screen. Mosaic and tile splash. Pedestal basin. WC. Cabinet – shaving mirror. Extractor. Spot lights. Radiator. Carpet.



Outside

Hard landscaped garden at rear. Garden shed. 2 parking spaces at rear.



Services

Mains gas, electricity, water and drainage

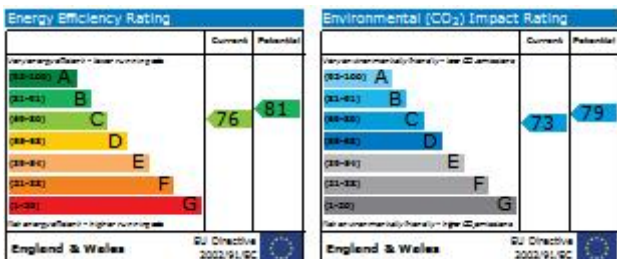
Council Tax

Band A £1033.60 2010/11

Tenure

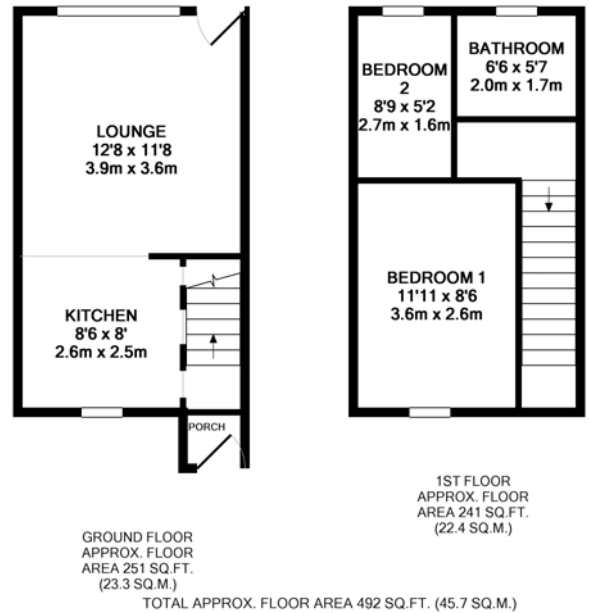
Freehold but subject to a Locals Only provision requiring occupants to have lived or worked within Yorkshire Dales National Park for the last 3 years. There are some exceptions to this rule.

EPC Graph



There is a HIP available for this property.

Floorplan



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. Made with Metropix ©2010

Directions

From the office continue to the end of Main Street, turn right onto Back Lane, at the mini-roundabout turn right up Finkle Street and bear left along Main Street onto Station Road, pass Highfield Road, turn right for Woodside Avenue follow road up and number 12 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.