

# Christopher Whelan

**2 New Street, Sedbergh, LA10 5AF**



**£245,000**

**Two self contained two bedroom apartments with separate entrances close to the centre of Sedbergh.**

**Both currently let on 6 month AST.**

**Investment opportunity.**

**With scope to restore the apartments to a single dwelling, subject to planning.**



**Auctioneers, Estate Agents & Property Managers**  
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## General

The apartments are located at the junction of Main Street the one way main shopping street in Sedbergh and New Street which is a private un-adopted highway.

Both apartments have gas central heating and share the parking. The ground floor apartment has the garden.

Both are currently let on 6 month Assured Shorthold Tenancies producing a rent of £10,800 pa excl.

The tenants are liable for payment of all outgoings including charges for electricity, gas, water rates and Council Tax levied or assessed on the premises and insurance cover for contents.

YDNP Planners have indicated that they would consider an application to restore the flats to a single residence.

## Accommodation (All measurements are approximate)

### Ground floor apartment 2 New Street

**Kitchen** 3.94m x 2.26m (12ft 11in x 7ft 5in)  
narrows to 1.22m (4ft)

With a range of wall and base units housing gas cooker, stainless steel sink with pillar taps. Plumbed for washing machine. Curtain and rail. Radiator and cushion floor covering. Broag Remeha Avanta condensing boiler. Sliding door.

**Lounge** 3m x 4.42m (9ft 10in x 14ft 6in)  
With gas fire and built-in cupboard. Curtains and rail. Radiator and fitted carpet.

### Hall/Corridor

Porch over front door from New Street with inner and outer doors  
Double cupboard fitted with radiator. Curtain and fitted carpet, radiator.

**Bedroom 1** 3.89m x 3.07m (12ft 9in x 10ft 1in)  
narrows to 2.06m (6ft 9in)  
L-shaped room with fitted carpet. Curtain and rail. Radiator.

**Bathroom** 2.46m x 1.96m (8ft 1in x 6ft 5in) Average  
Bath with shower tap, WC and pedestal basin. Shaver point. Blind. Radiator. Fitted carpet.

**Bedroom 2** 4.34m x 2.11m (14ft 3in x 6ft 11in)  
Curtain rails and curtains, radiator and fitted carpet.

### Outside

Garden at rear.

### First floor apartment 2a New Street

Stairs lead up from Front Door approached from the rear of the building.

**Kitchen** 4.93m x 2.29m (16ft 2in x 7ft 6in) Max,  
narrowing to 1.27m (4ft 2in)  
L-shaped with a range of wall and base units, stainless steel sink. Plumbed for washing machine. Floor covering. Blind. Vaillant gas combi-boiler.

**Bedroom 1** 3m x 4.11m (9ft 10in x 13ft 6in)  
narrows to 2.01m (6ft 7in)

L-shaped. Curtains and rail. Radiator, ledged door and fitted carpet.

**Sitting Room** 2.97m x 4.39m (9ft 9in x 14ft 5in)  
Glowworm log effect gas fire. Secondary glazing. Window seat. Curtains, radiator and fitted carpet.

**Corridor** 0.91m (3ft) wide  
With window, curtain and rail, radiator and fitted carpet. Large fitted cupboard with radiator inside.

**Bathroom** 2.44m x 2.24m (8ft x 7ft 4in)  
Panel bath, WC and pedestal basin. Shaver point. Curtain and rail, radiator and fitted carpet.

**Bedroom 2** 4.34m x 2.11m (14ft 3in x 6ft 11in)  
Curtain and rail Radiator and fitted carpet.

### Tenure

To be sold freehold subject to a 999 years lease on the first floor apartment.

### Council Tax

Both Band B £1214.26 2011/12

### Services

Mains electricity, gas, water and drains.

### Directions

From our office continue along Main Street, take the next left into New Street. No 2a is the first floor flat on the right hand side. The entrance faces the Church. No 2 is the ground floor flat with entrance off New Street

**Local Authorities:** South Lakeland District Council, Kendal. Cumbria County Council, Carlisle.

**Planning Authority:** Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn. N.Yorkshire DL8 3EL.

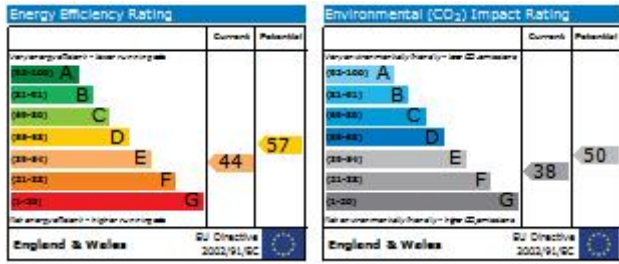
### Viewing by arrangement.

**Telephone: 01539 620293 Fax 01539 621650**

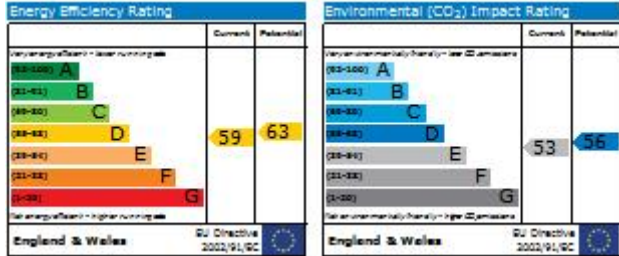
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# EPC Graphs

## 2 New Street



## 2a New Street



## Floorplan

