

Christopher Whelan

6 Loftus Hill, Sedbergh LA10 5RX



Guide Price £185,000

**A stone built mid terrace property situated in the Dales town of
Sedbergh.**

**Accommodation comprises two bedrooms, living room, kitchen/diner
and bathroom.**

Patio area to rear.

Would make an ideal holiday property.



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 glazing and central heating throughout.

Accommodation (All measurements are approximate)

Lower ground floor

Kitchen /Diner

6.32m x 3.61m max (20ft 9in x 11ft 10in max.)

Exposed beams. Range of base units under worktop and breakfast bar. Stainless steel sink, plumbed for washer. Gas Canon Cooker. Tiled splashback. Spot lights. Double glazed window. Vinyl floor covering. Storage cupboards under stairs. Door to back yard.



Dining Area

Built in cupboard. Single glazed windows. Wall lights. Radiator. Carpet.



Ground floor

Entrance porch

Lounge

3.58m x 3.71m(11ft 9in x 12ft 2in)

Coal effect gas fire in timber and marble fire surround. Built in cupboard. Curtain rail and curtains to window and door. uPVC double glazed window and door. Timber floor. Cast iron radiator.





Bedroom 2 **2.36m x 3.96m (11ft 4in x 12ft 8in)**
Curtain pole and curtains. Double glazed window.
Carpet. Radiator.



Bathroom **2.67m x 2.01m (8ft 9in x 6ft 7in)**
Panel bath, tiled surround, electric shower, curtain and rail. Basin inset into unit. WC. Wainscot pine panelling. Double glazed window. Radiator. Cupboard under stairs housing boiler.



Outside
Patio at rear – access across other properties.
On street parking.



First floor

Bedroom 1 **2.92m x 2.49m (9ft 7in x 8ft 2in)**
At the rear of property. Built in cupboard. Curtain rail and curtains. Double glazed window. Carpet. Radiator.



Services
Mains electricity, water and drainage.

Council Tax
Band B £1214.26 2011/12

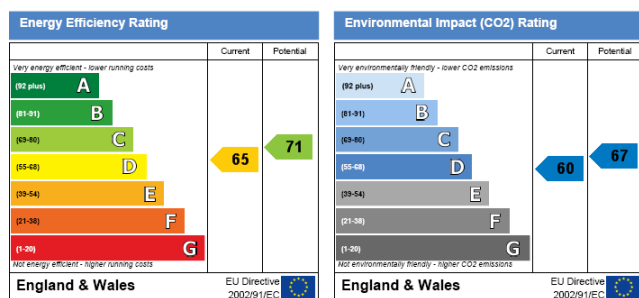
Directions
From our office continue East along Main Street to the junction, turn right onto Back Lane, at the mini roundabout turn left onto Loftus Hill, pass the car park and Health Centre. No. 6 is the fourth of the terraced properties.

Floorplan



EPC Graph

Address: 6, Loftus Hill, , SEDBERGH, LA10 5RX
RRN: 8203-8398-7329-6176-8993



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.