

**Christopher
Whelan**

**Courtyard Cottage, 2 Bushby Yard,
Sedbergh LA10 5DB**



£160,000

**Courtyard Cottage is located on a cobbled yard off Main Street
close to all the amenities of the town.**

**Two good sized double bedrooms, a bathroom with separate shower,
sitting room, diner and galley kitchen.**

Residential, holiday or investment 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**

Accommodation

All measurements are approximate and are given as a guide only.

General

Access from Main Street, Sedbergh up the alley between numbers 4 & 6 Main Street. Shared rights of access to, and use of, Bushby Yard. Ownership undetermined.

This cottage has been created from what may have been a coach house being provided with all the modern conveniences expected including newly installed central heating and wood framed double glazing but retaining the character of an old property with ledge doors and exposed beams.

The ground floor consists of the sitting room which opens into the dining area with galley kitchen off.

Sitting Room 4.67 x 3.33m (15ft 4ins x 10ft 11ins) average
Wall lights. Radiator. Fitted carpet. TV point. Window seat. Glazed panel door to yard outside.



Galley Kitchen 2.26m x 2.34m (7ft 5ins x 7ft 8ins)
Wood worktops over white units. Carousel unit. Plumbed for washer. Stainless steel sink with mixer tap. Tile splash back. Wall mounted Worcester gas boiler. Vinyl floor covering. Spotlights, extractor and heat alarm.



Dining Area 4.72m x 2.92m (15ft 6ins x 9ft 7ins)

Radiator. Carpet. Large feature alcove.



Open stairs up.

Stairs & Landing

Carpet. Smoke alarm.

Bathroom 1.8m x 2.41m (5ft 11ins x 7ft 11ins)

Vinyl bath with tile panels, splash back and window sill. Tiled corner shower cubicle. Pedestal basin. WC. Wall mounted towel radiator. Downlighters. Engineered wood floor.



Bedroom 1 2.82m x 3.18m (9ft 3ins x 10ft 5ins)
Radiator. Carpet. Spotlights. Exposed beam. Small stone wall features.



Bedroom 2 3.81m x 3m (12ft 6ins x 9ft 10ins)
Radiator. Carpet. Spotlights.



Outside.

Shared cobbled yard. The cottages in Bushby Yard all have shared use of the yard but no owner can be identified.

Tenure

Freehold but subject to a 6 month Assured Shorthold Tenancy from 23 February @ rent of £450pcm.

This level of rent reflects the short term available during the sale period.

Possession can be regained at the end of the term or relet at a full rent.

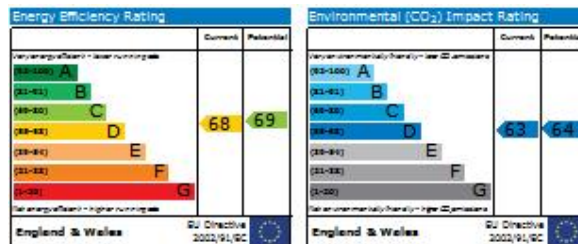
Services

Mains water, drains, gas and electricity.

Council Tax

Band B £1205.87 2010/11

EPC Graph



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 by arrangement.

Telephone: 015396 20293 Fax 015396 21650

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 yourself 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.