

109 MAIN STREET

£185,000

Sedbergh, The Yorkshire Dales, LA10 5AD

Situated within the heart of this popular Dales town, a mid terraced period cottage.

Characterful and compact and easy to maintain, the accommodation, c. 756 sq ft (70.2 sq m), is set over three floors with a dining kitchen, first floor sitting room, two bedrooms and bathroom. There is a small outhouse and communal bin store off a shared courtyard. Off street parking is available close by.

With everything Sedbergh has to offer at hand, the cottage is perfect for first time buyers, second homeowners, investment purposes or for those looking to downsize and immerse themselves into town centre living.





Welcome to **109 MAIN STREET**

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Our TOP TEN reasons to love 109 Main Street:

1. **Compact and bijou** - set over three floors, the accommodation has an approximate gross internal area of 756 sq ft (70.2 sq m).
2. Dating back to the early 19th Century, **period charm** with oak lintels and sash windows sit alongside **modern appointments**. There is also potential for further upgrades.
3. The **good-sized kitchen** is fitted with base and wall units and there's plenty of space for a dining table. There's also a very useful understairs storage cupboard. To the first floor, there is the **sitting room** with tiled fireplace, the first floor is also where you'll find the modern three piece bathroom.
4. **.....and so to bed** - there are two bedrooms on the second floor, a double with built in storage and a single.
5. **Income stream** - the cottage was a successful holiday let for many years as it's in an ideal location for walkers, climbers and cyclists visiting the area; in this way you could use it yourself and let it out to help pay the bills when you don't need it. More recently, the cottage has been let on long term lets.
6. **Outside space** - there is a small outhouse for bikes and general storage and a communal bin store off the shared courtyard.
7. **Own less, do more** - with no gardens to maintain you can make the most of the surrounding area.
8. A **picturesque market town**. Sedbergh is a popular choice for those looking to combine small town life with a stunning rural environment. At the foot of the Howgill Fells it sits on the north bank of the River Rawthey which goes on to join the River Lune. Culturally, Sedbergh is very active with dozens of groups and societies as well as being a 'Book Town'. There is a good range of local facilities, a large Spar and a lovely independent grocers, a weekly market, two tennis courts and through locally based clubs Sedbergh residents are able to use the swimming pool and squash courts of Sedbergh School as well as various activities in the indoor sports hall - all within walking distance.
9. **A stunningly scenic adventure playground** - for those who love the great outdoors, the property is within the Yorkshire Dales and the Lune Valley, close to the Lake District and the Forest of Bowland - it's a great base for exploring.
10. **Further afield** - the market towns of Kendal (11.3 miles) and Kirkby Lonsdale (11.7 miles) are handy and there is a station at Oxenholme (10.1 miles) on the West Coast line.



Always good to know...

- Mains electricity, gas, water and drainage
- Gas fired central heating with electric fire in the sitting room
- Broadband connection available
- Single glazed windows, some with secondary glazing
- 109 Main Street is banded B for Council tax purposes. Prospective purchasers are advised to verify this information for themselves with South Lakeland District Council
- **To find the property** - on foot, travelling down Main Street in Sedbergh (it's one way traffic) continue almost to the end, the cottage is on the right but there's no door from Main Street. When you reach the junction turn right onto Back Lane (the A684) and step into the first yard where you'll find the front door in the right hand corner. If travelling by car, parking is best either on Back Lane or Long Lane (the road out of town, just after Westwood Books). **what3words reference:** *deeper.besotted.alike*



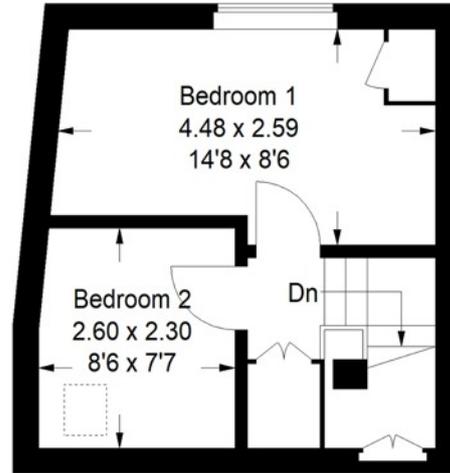
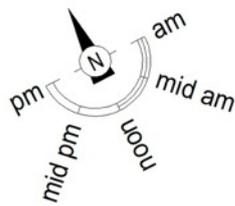
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



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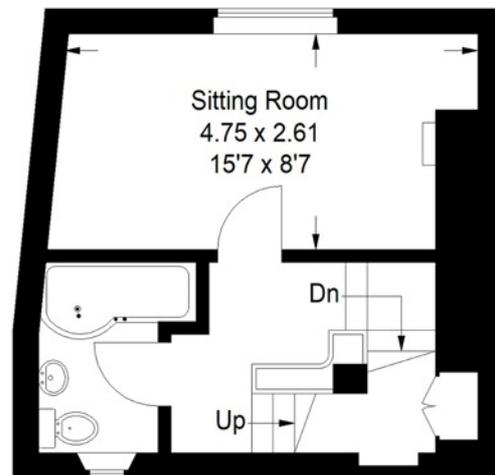
Approximate Gross Internal Area
 70.2 sq m / 756 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID790516)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																							
Current	Potential	Current	Potential																						
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