

## 93 MAIN STREET

£220,000

Sedbergh, The Yorkshire Dales, LA10 5AD

**Set right in the heart of this ever popular Dales town, a delightful mid terrace cottage.**

Finished to a high standard with beautifully presented accommodation, this traditional stone built cottage offers an open plan living kitchen with separate dining area, two bedrooms and a shower room. To the rear there is a small private courtyard garden, brick outbuilding and outside storage.

**Perfect as a bolthole from a busy life where you can enjoy weekends and holidays, ideal to buy and let out for holidays or for those looking to downsize and enjoy the lifestyle and convenience that central town living offers.**





## Welcome to **93 MAIN STREET**

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### Here's our **TOP TEN REASONS TO LOVE No. 93:**

- 1. Bijou - (*adjective - small but tasteful*)** with a gross internal measurement c. 510 sq ft (47.4 sq m)
- 2. Recently renovated and extended, it's all ready to go,** you can even buy the furniture, perfect if you are looking for a second home and want to start enjoying from day one and not rush around trying to kit it all out!
- 3. High quality finishes with emphasis on natural materials** with solid oak internal boarded doors with wrought iron furniture, fitted kitchen unit and staircase. Natural slate flooring throughout to the ground floor and to the first, stripped and waxed original pine boards.
- 4. Attractively presented accommodation with a clever use of space** - there is a sociable open plan living kitchen leading to a lovely space for a dining table with glazed doors out to the courtyard garden. An entrance vestibule provides space for coats and shoes (designed as a drying room with radiator, tiled walls, extra insulation, drying rack and automatic humidity-sensitive air extraction) and a broom cupboard in the kitchen to keep things neat and tidy. The alcove between the kitchen and dining area houses a fridge freezer but could also be used as storage. To the first floor there are two bedrooms, both with glimpses across rooftops towards the fells, a shower room and built-in cupboard.
- 5. A successful holiday let there is a potential income stream** - with staycationing here to stay you could let it out to help pay the bills when you don't need it.
- 6. Great to lock up and leave** - there's a private courtyard garden to the rear with built-in BBQ, space for a table and chairs and a few pots. Annual parking permits are available for the car park on Joss Lane, only a few yards away. Low upkeep leaves more time to get out and enjoy the things you like to do.
- 7. Outside storage** - a brick outbuilding and outside storage to rear and to the front, a slated bin store.
- 8. The historic market town of Sedbergh** - a Conservation Area, the town is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey and is very active with dozens of groups and societies as well as being a 'Book Town'. There is a good range of local facilities all within walking distance, with pubs, restaurants, shops, a large Spar, a weekly market, Tourist Information and two tennis courts. Residents, through locally based clubs, are also able to use some of the facilities provided by the prestigious independent Sedbergh School.
- 9. A stunningly scenic natural adventure playground** situated in the Yorkshire Dales and surrounded by thousands of square miles of moors, valleys and hills. This is a perfect location if you enjoy everything the great outdoors has to offer with many walking routes right on your doorstep. Also close by and perfect for day trips are The Lake District, the gently rolling Lune Valley and the Forest of Bowland.
- 10. Travelling from A to B** - there is easy access onto the M6 at Junction 37 (5 miles) with a station at Oxenholme (9.8 miles) on the main west coast line with direct trains to London Euston in just over 2.5 hours.



## You'll need to know ...

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- Mains electricity, gas, water and drainage
- Gas fired central heating with gas 'log burner' style fire in the sitting room
- Double glazed wood framed windows installed 2017/18
- 93 Main Street is banded B for Council tax purposes
- Included in the sale: light fittings and integral appliances
- Further items are available to purchase separately
- **To find the property** - on foot, head down Main Street and after passing the turning onto Joss Lane on the left, No. 93 is on the right hand side immediately after the hardware store. If travelling by car, parking is available at the car park on Joss Lane, only a few yards away.

*what3words reference: producing.stooping.discussing*

### 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  
 47.4 sq m / 510 sq ft

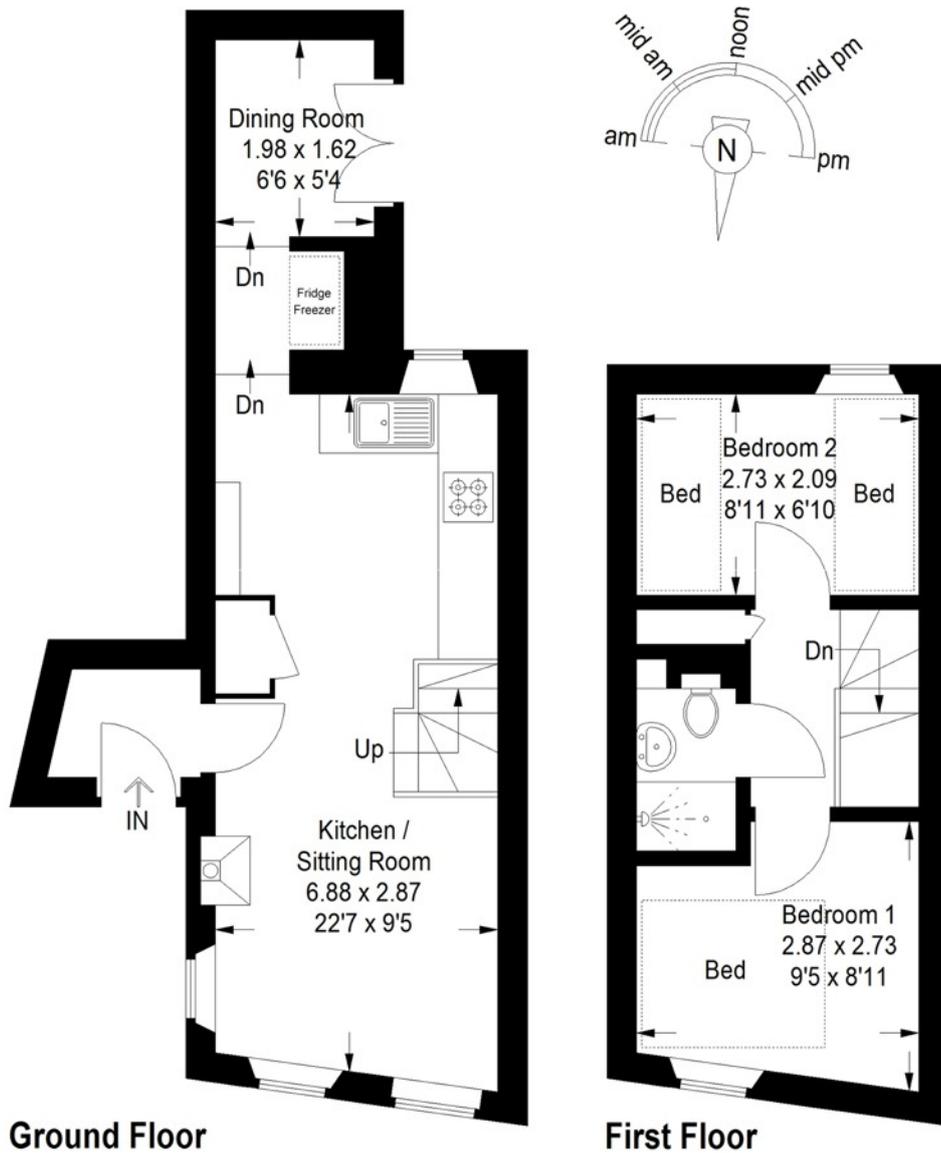


Illustration for identification purposes only,  
 measurements are approximate,  
 not to scale. floorplansUsketch.com © (ID844196)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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