

16 The Meadows, Kirkby Lonsdale



- Stylish 2 Bed Semi-Detached
- Exclusive Development
- Ideal Home
- Holiday Let Potential
- Open Plan Living/Dining/Kitchen
- Shower & Bathroom
- Ground Floor Double Bedroom
- First Floor Double Balcony Bedroom
- Study
- Dales & Lakes

Offers in Region: £270,000



16 The Meadows, Kirkby Lonsdale

DESCRIPTION

16 The Meadows is located within an exclusive and sought after development, just outside the popular market town of Kirkby Lonsdale. With stylish and immaculate presentation, this 2 double bed semi-detached property is suitable as a permanent home, providing secure and comfortable accommodation, or as a low maintenance "lock up and leave" country bolthole. For investors, there is great potential to replicate an established holiday let model delivering positive returns. Ideally located for day trips to the Lake District and Yorkshire Dales, viewing is essential in order to appreciate the quality and comfort available.

In brief, the ground floor accommodation comprises: entrance lobby with useful storage cupboard; stunning open plan living/dining/kitchen space with floor to ceiling windows; hall; shower room and double bedroom. Upstairs, the generous landing has ample space for a home study and provides access to the bathroom and stylish double balcony bedroom with large walk-in wardrobe.

Outside, the property has an attractive patio seating area to the front aspect and is surrounded by well-tended communal gardens with a dedicated parking bay close by - further visitor parking is available.

With timber framed double glazing, the apartment has gas central heating, B4RN high speed internet, mains water, electricity and private drainage.

LOCATION

The nearby town of Kirkby Lonsdale is a popular destination with a range of independent shops, pubs, bars and restaurants. The town has a Booths supermarket - just a 3 minute drive from the property. Famous for Ruskin's View, The Radical Steps and Devil's Bridge, pleasant walks are available alongside the river and through the town.

Close to the western border of the spectacular Yorkshire Dales National Park, the drive, via Barbon, into Dentdale is a joy. The A65 provides easy access to the Lakes. Kendal can be reached within 20 minutes and the M6 within 10.

The town has a good COE primary school and the highly regarded QES secondary.

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TENURE

999 lease from 2007. Bi-annual management fee to The Meadows Management Company of £670.29.

GROUND FLOOR

LOBBY 6' 2" x 2' 10" (1.88m x 0.88m)

External door to patio seating area. Useful storage cupboard. Vinyl flooring. Radiator. Glazed internal door to open plan living/dining/kitchen area.

LIVING/DINING/KITCHEN 18' 1" x 19' 5" (5.52m x 5.94m)

A stylish open plan contemporary space with floor to ceiling windows to the front aspect and further window with shutters to the side aspect. A Velux roof light provides additional light.

The living room area is comfortable and inviting with feature corner electric fire. The stunning new kitchen has a range of sleek wall and base mounted units. Sink with drainer. Integrated appliances include: cooker with hob and extractor over; fridge; freezer and dishwasher. The dining area has space for a good-sized dining table.

Timber laminate flooring. Boxed radiator to living area and additional radiator to dining area.

Access to hall.

HALL

External door to rear aspect. Built-in cupboard. Carpet. Access to ground floor bedroom and shower room. Stairs rising to first floor.

BEDROOM TWO 11' 2" x 9' 9" (3.41m x 2.98m)

Double bedroom with window with shutters to the rear aspect. Built-in wardrobe. Carpet. Radiator.

SHOWER ROOM 7' 5" x 4' 1" (2.27m x 1.26m)

Modern ground floor shower room with window with shutters to the rear aspect. Suite comprising: shower, WC and wash hand basin. Extractor. Tiled flooring. Heated towel rail.

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FIRST FLOOR

LANDING/STUDY 13' 10" x 7' 9" (4.22m x 2.37m)

Spacious landing with Velux roof light. An ideal study space. Large built-in airing cupboard housing hot water cylinder. Further built-in cupboard with plumbing for washing machine and space for drier, with vent. Carpet. Boxed radiator.

BATHROOM 9' 7" x 6' 5" (2.93m x 1.98m)

Generous bathroom with window with shutters to the rear aspect and Velux roof light. Suite comprising: bath, separate shower, WC and wash hand basin. Extractor. Vinyl flooring. Heated towel rail.

BEDROOM ONE 9' 6" x 14' 3" (2.90m x 4.36m)

Stunning balcony bedroom with Velux roof light and glass balustrade. A good-sized double bedroom. Built-in low level storage cupboard. Loft access. Carpet. Radiator. Access to walk in wardrobe.

WALK IN WARDROBE 9' 6" x 4' 10" (2.91m x 1.48m)

Spacious walk in wardrobe off the main bedroom with window with shutters to the side aspect. Range of fitted shelves and clothes rails. Carpet. Radiator.

OUTSIDE

Attractive patio seating area to the front aspect. Well-tended communal gardens with lawns and well stocked borders. Flagged pathway to side aspect with external tap and access to the rear door. Allocated parking space close to property, with further visitor parking available.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Lancaster City
Council Tax	Council tax band C
Tenure	Leasehold

AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

Fisher Hopper

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Floor Plans

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

Property: 16 The Meadows, Kirkby Lonsdale, LA6 2GY

Energy Efficiency Rating Current 77 Environmental Impact Rating Current 78

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Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



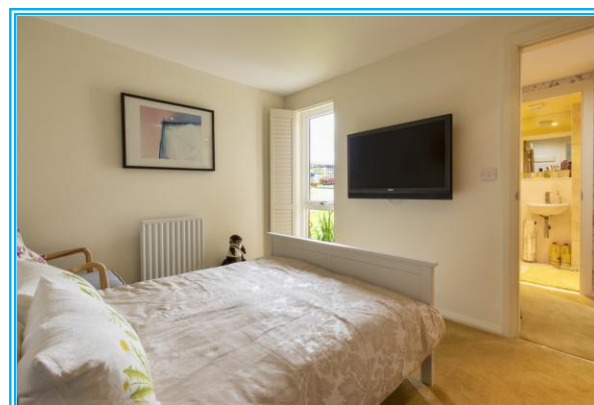
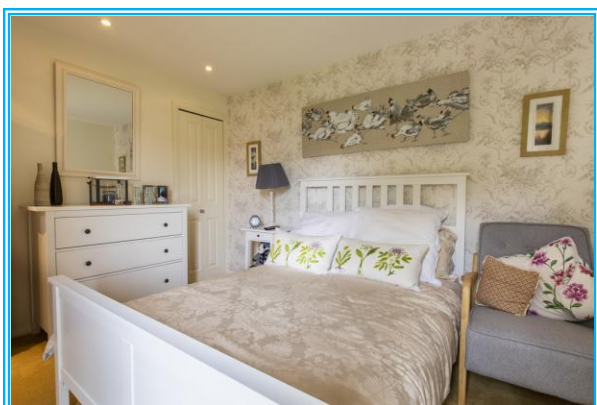
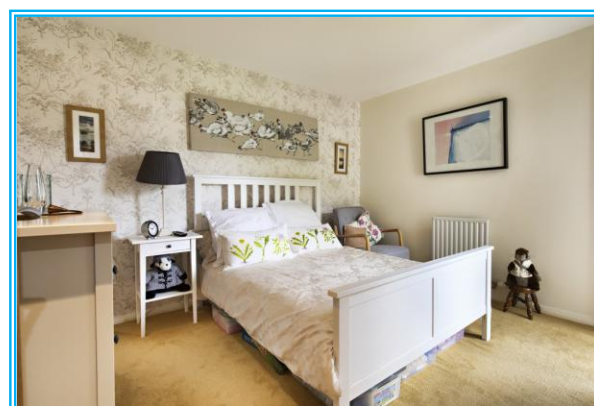
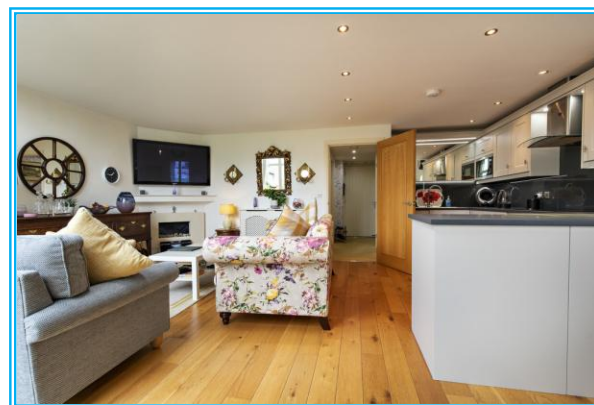
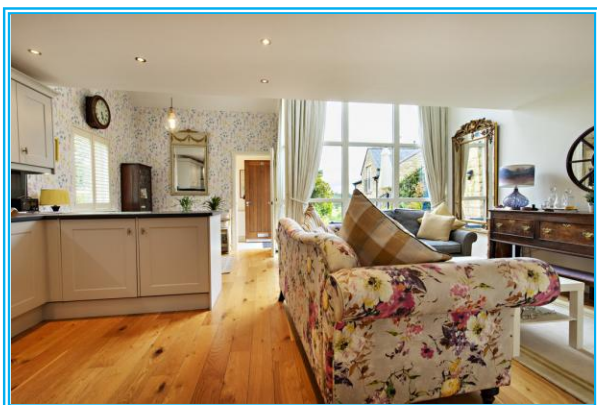
First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 93.6 sq. metres (1007.0 sq. feet)

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