



The Meadows, Whoop Hall, Kirkby Lonsdale
Asking Price £235,000

Your Local Estate Agents
Thomson Hayton Winkley



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A beautifully presented luxury ground floor apartment with spectacular countryside views situated on the fringe of the market town of Kirkby Lonsdale. Offering open plan kitchen, dining and living space, one double bedroom, modern bathroom, attractive patio garden and allocated parking.







10 THE MEADOWS

An appealing well proportioned luxury ground floor apartment with beautiful countryside views pleasantly tucked away on a small development with similar properties on the fringe of picturesque market town of Kirkby Lonsdale. The apartment is located behind the well renowned Whoop Hall Hotel and Country Club which offers an excellent range of leisure facilities including a swimming pool, steam room, sauna, jacuzzi and well equipped gym. There is a regular bus service on the A65 which goes to Skipton and Lancaster via Kirkby Lonsdale. Kirkby Lonsdale offers many amenities which include a variety of shops, cafes, public houses and restaurants, a doctors surgery, Boots the chemist, Booths supermarket, a library, banks and excellent bus routes and offers easy access to junction 36 of the M6 and both the Lake District and Yorkshire Dales National Parks.

The beautifully presented accommodation, which has had very little use, briefly comprises entrance hall, open plan kitchen, dining and living space, a double bedroom with generous built in wardrobe and a modern bathroom. The apartment benefits from double glazing and electric heating.

Outside offers a delightful patio garden, which takes full advantage of the panoramic views, an allocated parking space, visitor parking and communal gardens. There are also communal bike, bin and recycling stores.

Unlimited use of the leisure facilities on offer at The Whoop Hall Hotel and Country Club are available for an annual fee, please contact our office for more information.

10 The Meadows would make an idyllic low maintenance permanent residence, second home or holiday let investment.

ENTRANCE HALL

10' 9" max x 4' 1" max (3.28m x 1.27m)

Entrance door, radiator, built in cupboard housing hot water cylinder, recessed spotlights, tiled flooring.

KITCHEN, DINING AND LIVING SPACE

19' 4" max x 18' 2" max (5.91m x 5.55m)

LIVING SPACE

12' 4" x 10' 3" (3.78m x 3.13m)

Double glazed window, radiator, with decorative cover, wall mounted electric fire to feature fireplace, tiled flooring.

KITCHEN

11' 8" max x 5' 8" max (3.58m x 1.75m)

Good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, plumbing for washing machine, recessed spotlights, tiled flooring.

DINING AREA

9' 2" max x 6' 7" max (2.80m x 2.02m)

Double glazed door to patio garden, double glazed window, radiator with decorative cover, tiled flooring.





BEDROOM

13' 6" x 9' 6" (4.13m x 2.92m)

Two double glazed windows, radiator, built in wardrobe, recessed spotlights, tiled flooring.

BATHROOM

6' 11" max x 5' 6" max (2.12m x 1.69m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and P-shaped bath with thermostatic shower over, recessed spotlights, extractor fan, fitted mirror, partial tiling to walls, tiled flooring.

OUTSIDE

There is allocated parking and visitor parking within the development. A beautifully presented, well maintained patio and garden lies at the rear of the apartment which offers various seating options which overlooks an attractive area of well stocked garden and takes full advantage of the far reaching countryside views. The development offers well maintained communal gardens, a lovely pond, bike store and bin and recycling storage.

SERVICES

Mains electricity, , mains water, non mains drainage.

COUNCIL TAX BANDING

Currently Band B as per the Valuation Office website.

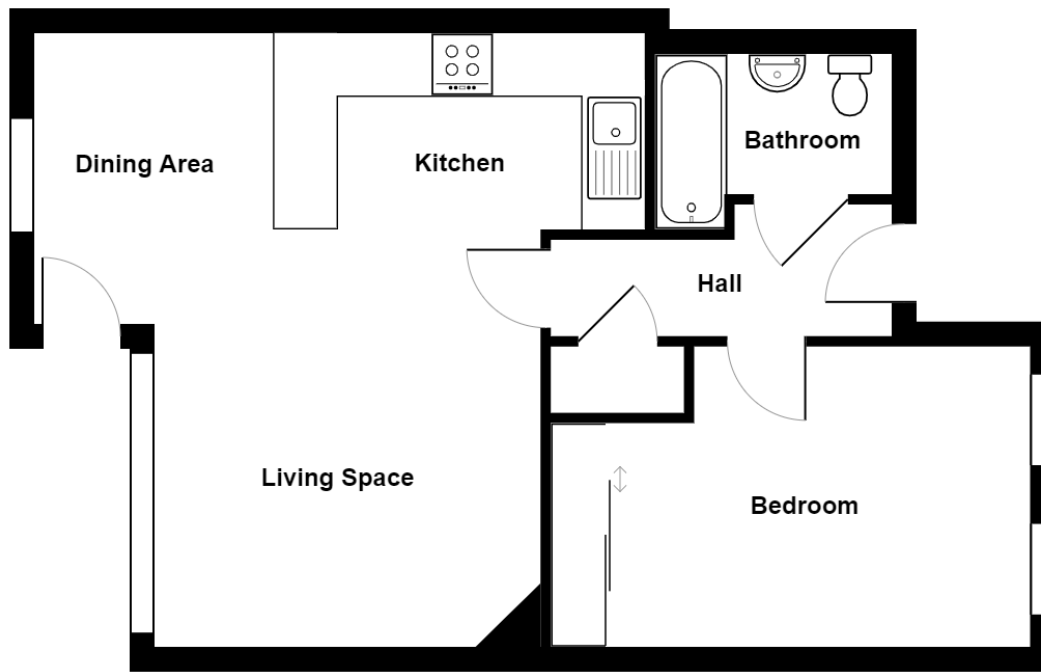
LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 2007

GROUND RENT £### per annum

SERVICE CHARGE £436.55 per annum





Ground Floor

10 The Meadows, Kirkby Lonsdale



For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kirkby Lonsdale in the direction of Skipton via the A65. After approximately 1/2 mile turn right into the entrance of Whoop Hall and immediately take the first left following the driveway leading to the private road into the development, proceed under the archway to find number 10 located in the farthest part of the development overlooking the fields.

WHAT3WORDS:

corn.engraving.puzzle

Your Local Estate Agents
Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700

E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825

E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335

E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999

E.kirkby@thwestestateagents.co.uk

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