

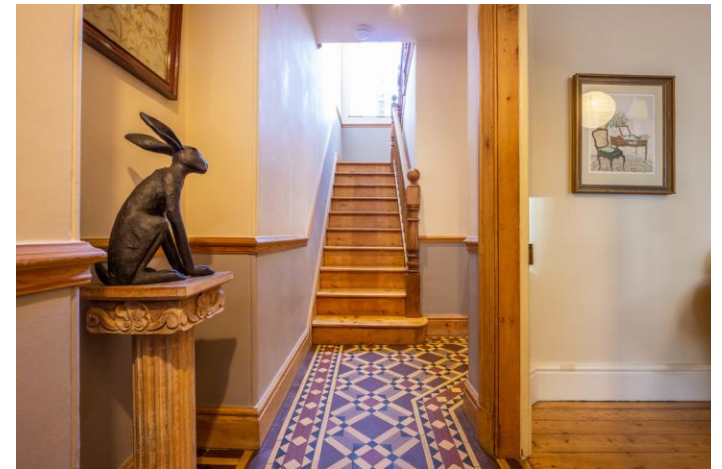


11 Bective Road, Kirkby Lonsdale  
Asking Price £550,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## ACCOMMODATION

11 Bective Road is a stunning period town house with fabulous views across the town towards the fells and being centrally located in the heart of the market town of Kirkby Lonsdale with all the amenities on the doorstep. The ever popular town offers a wide variety of shops, cafes, public houses and restaurants. There is a doctors surgery, Boots the chemist, Booths supermarket, a library and bank. Kirkby Lonsdale has excellent bus routes and road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The beautifully presented home combines modern living with a plethora of period features including tiled flooring, cornicing and feature fireplaces. The well proportioned accommodation briefly comprises entrance hall, sitting room, dining kitchen and utility room to the ground floor, three double bedrooms and a family bathroom to the first floor with a beautiful double bedroom with dressing room and en suite to the second floor.

Outside offers a charming enclosed rear patio garden with three outbuildings/stores and the property comes with two residents parking permits.

## ENTRANCE HALL

15' 11" x 3' 2" (4.86m x 0.99m)

Entrance door, mosaic tiled flooring, cornicing and dado rail.

## SITTING ROOM

15' 8" x 11' 10" (4.78m x 3.63m)

Double glazed sash bay window, radiator, multi fuel burner, exposed floorboards, cornicing, picture rail.

## DINING KITCHEN

13' 10" x 12' 4" (4.22m x 3.78m)

Two double glazed sash windows, column radiator, great range of units with granite worktops, built in cupboard and wine rack, Belfast sink, integrated dishwasher, plumbed in LG fridge freezer, Britannia range cooker with electric ovens and gas hob, gas fired Rayburn that operates the central heating, tiled flooring, recessed spotlights, picture rail.

## UTILITY ROOM

7' 7" x 6' 8" (2.32m x 2.04m)

Single glazed door to the rear, built in cupboards, plumbing for a washing machine, tiled flooring.





## FIRST FLOOR LANDING

Double glazed window, exposed floorboards, picture rail.

## BEDROOM

11' 7" x 9' 4" (3.54m x 2.86m)

Single glazed sash window, radiator, feature fireplace, exposed floorboards.

## BEDROOM

11' 7" x 10' 6" (3.54m x 3.22m)

Single glazed sash window, radiator, feature fireplace, exposed floorboards.

## BEDROOM

12' 9" x 10' 11" (3.90m x 3.35m)

Currently used as a second sitting room, single glazed sash window, radiator, feature fireplace, exposed floorboards, built in airing cupboard housing the hot water cylinder.

## BATHROOM

9' 4" x 5' 11" (2.85m x 1.81m)

Single glazed window, towel radiator, three piece suite in white comprises W.C. with high level cistern, wash hand basin and bath with electric shower over, part tiled walls, exposed floorboards, extractor fan.

## SECOND FLOOR LANDING

Double glazed window, built in storage cupboard.

## BEDROOM

20' 1" x 16' 1" (6.13m x 4.92m)

Double glazed window, Velux window, radiator, wall lights.

## DRESSING ROOM

8' 7" x 7' 0" (2.64m x 2.15m)

Velux window.

## EN SUITE

6' 2" x 5' 9" (1.90m x 1.77m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and shower cubicle with thermostatic shower, tiled walls, extractor fan, recessed spotlights.

## OUTSIDE

There is a delightful enclosed rear garden with decked seating area and paved patio, there are raised planters and three outhouses/store. Parking is on the road and the property is eligible for two residents parking permits.

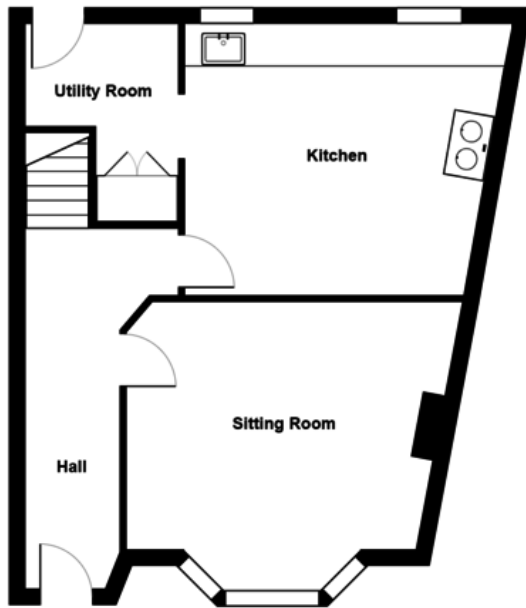
## COUNCIL TAX BANDING

Currently Band D - as per the Valuation Office website.

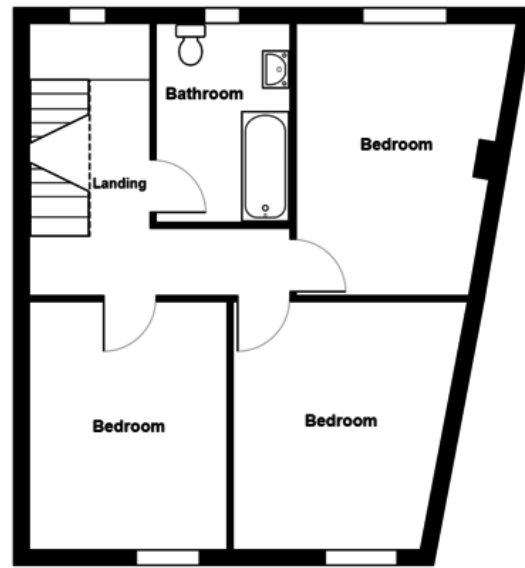
## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

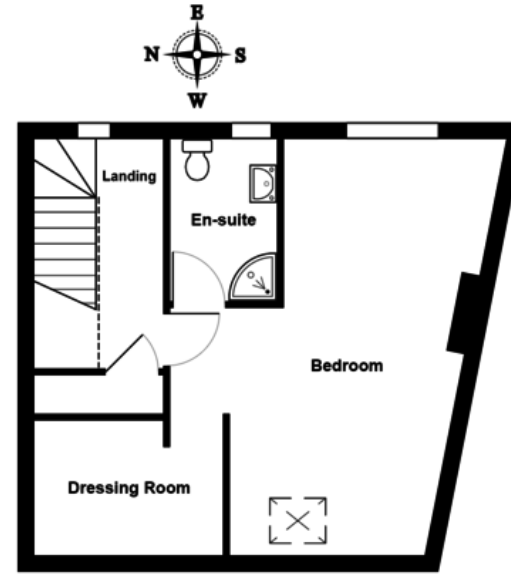




Ground Floor



First Floor



Second Floor

11 Bective Road, Kirkby Lonsdale

Total Area: 134.0 m<sup>2</sup> ... 1443 ft<sup>2</sup>

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		81   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

### DIRECTIONS

On foot from Kirkby Lonsdale market square proceed up New Road and Bective Road is located on the right just after Lunesdale Hall, number 11 is on the right.  
WHAT3WORDS  
honeybees.jammy.baker

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