



# Glebe Fold, Back Lane, Sedbergh

Asking Price £230,000

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**Thomson Hayton Winkley**

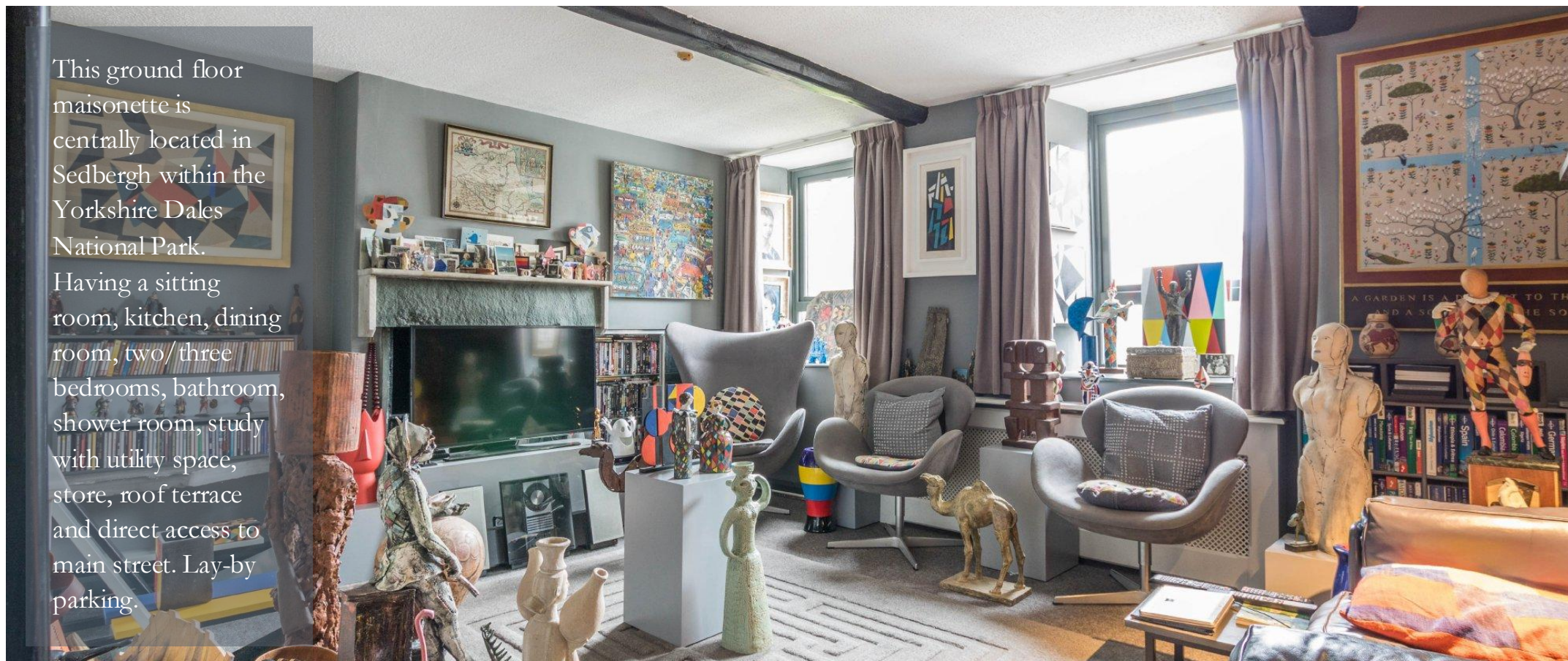


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This ground floor maisonette is centrally located in Sedbergh within the Yorkshire Dales National Park.

Having a sitting room, kitchen, dining room, two/three bedrooms, bathroom, shower room, study with utility space, store, roof terrace and direct access to main street. Lay-by parking.













## GLEBE FOLD

A deceptively spacious maisonette apartment benefitting from both ground floor and lower ground floor access, situated in a central location within Sedbergh. The market town offers a library, veterinary practice, town gym, medical centre, dentist and two petrol stations together with a good range of shops, cafes, restaurants and public houses and there is a good choice of walks locally. There are regular bus services to both Kendal and Kirkby Lonsdale and Sedbergh is just a short drive from Junction 37 of the M6.

The well proportioned accommodation briefly comprises entrance hall, sitting room, kitchen open to dining room with direct access to the roof terrace, two bedrooms and a bathroom on the ground floor and a lounge/3rd bedroom, study with utility space and a shower room on the lower ground floor. The apartment benefits from double glazing throughout and has electric heating.

Outside offers a store accessible from the covered porch, a section of garden within the shared courtyard and a roof terrace. There is Lay-by parking on Back Lane.

Glebe Fold is offered for sale with no upper chain.

## GROUND FLOOR ENTRANCE VIA MAIN STREET

### ENTRANCE HALL

6' 11" max x 6' 1" max (2.12m x 1.86m)

Double glazed door, radiator.

### SITTING ROOM

14' 2" max x 11' 4" max (4.34m x 3.46m)

Two double glazed windows, two radiators with decorative covers, decorative former fireplace, fitted slate shelf, built in shelving to alcove, exposed beams.

### KITCHEN

9' 9" max x 6' 7" max (2.98m x 2.01m)

Double glazed window, radiator with decorative cover, good range of base and wall units, undermounted stainless steel sink to granite worktops, built in oven, electric hob with extractor hood over, integrated fridge, tiled flooring.

### INNER HALL

17' 9" max x 6' 11" max (5.42m x 2.11m)

Build in cupboards.

### DINING ROOM

9' 8" max x 8' 5" max (2.97m x 2.58m)

Double glazed door to roof terrace, radiator with decorative cover.

### BEDROOM

11' 10" max x 9' 8" max (3.61m x 2.96m)

Two double glazed windows, radiator, two built in wardrobes.

### BEDROOM

10' 3" max x 7' 10" max (3.13m x 2.39m)

Double glazed window, radiator.

### BATHROOM

8' 6" max x 5' 5" max (2.61m x 1.67m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath, fitted mirrored wall unit, extractor fan, tiling to walls and floor.









## GROUND FLOOR ENTRANCE VIA BACK LANE

### LOUNGE/3RD BEDROOM

19' 1" max x 14' 9" max (5.84m x 4.51m)

Double glazed door with adjacent double glazed windows, two radiators, with one having a decorative cover, understairs cupboard.

### STUDY WITH UTILITY SPACE

13' 8" max x 6' 5" max (4.19m x 1.97m)

Belfast sink, plumbing for washing machine, electric boiler.

### SHOWER ROOM

9' 9" max x 6' 10" max (2.99m x 2.09m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with electric shower fitment, fitted mirror, extractor fan, built in cupboard housing hot water cylinder, tiling to walls and floor.

### STORE

12' 1" max x 5' 4" max (3.69m x 1.65m)

Double glazed door, light and power, water supply.

### COVERED PORCH

11' 8" x 5' 9" (3.58m x 1.77m)

Recessed spotlights.

### OUTSIDE

Accessed either via a gated shared courtyard off Back Lane or directly from Main Street the apartment has a roof terrace accessed via the dining room and a section of garden in the shared courtyard. There is Lay-by parking on Back Lane.

### SERVICES

Mains electricity, mains water, mains drainage.

### COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.

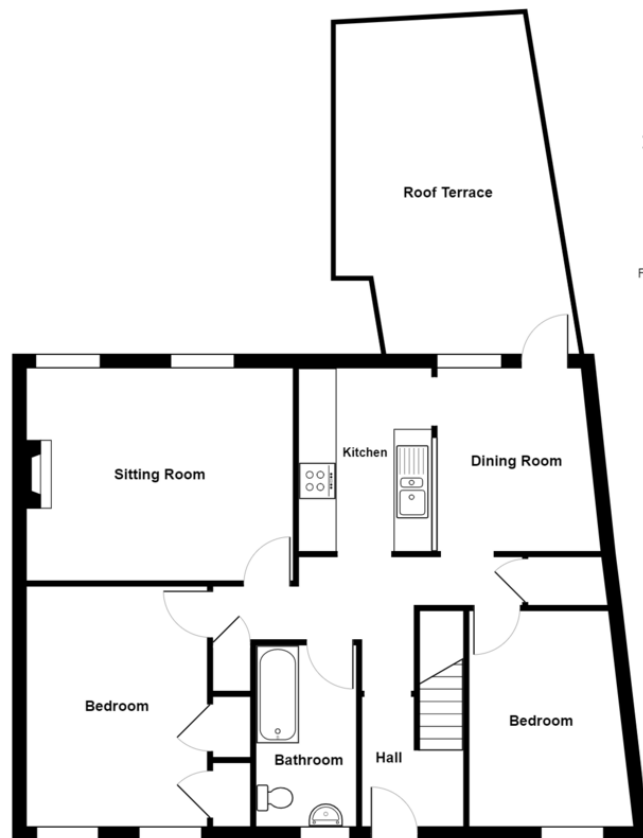
### LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 10<sup>th</sup> April 1975

GROUND RENT - Peppercorn

SERVICE CHARGE - N/A





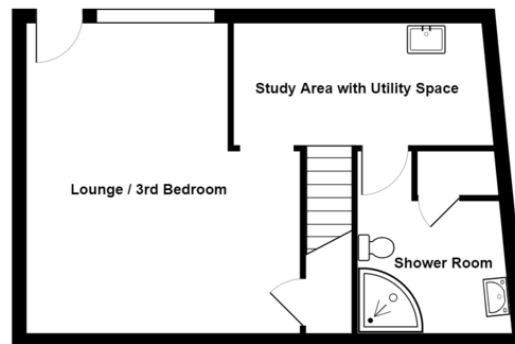
Ground Floor



Glebe Fold, Back Lane, Sedbergh

Total Area: 109.4 m<sup>2</sup> ... 1178 ft<sup>2</sup> (excluding roof terrace)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E		
21-38	F	35   F	
1-20	G		

### DIRECTIONS

Enter Sedbergh via the A684 and proceed towards the centre passing the Dalesman Public House. Continue to bear right and at the mini roundabout turn left onto Back Lane. The entrance to The Glebe Fold is via the black metal gate in to the courtyard on the left opposite the Lay-by parking and the football pitches. Glebe Fold is located at the back of the courtyard, facing you on the left and is clearly marked.

WHAT3WORDS:  
riders.family.policies

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