



33 Eaveslea, Kirkby Lonsdale
Asking Price £200,000

Your Local Estate Agents
Thomson Hayton Winkley



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33 EAVESLEA

A well proportioned first floor retirement apartment with views towards Ingleborough and Leck Fell pleasantly situated within the heart of the market town of Kirkby Lonsdale conveniently placed for the many amenities which include a variety of shops, cafes, public houses and restaurants, a doctors surgery, Booths supermarket, a library and bank and offers easy access to an excellent bus route and road links to the M6.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen, two bedrooms, shower room and separate cloakroom. The property boasts period features such as sliding sash windows, Victorian fireplaces, cornices and picture rails and benefits from having electric heating.

Outside offers communal gardens and development parking.

ENTRANCE HALL

14' 2" max x 11' 3" max (4.33m x 3.43m)

Electric radiator, built in cloaks cupboard, built in airing cupboard housing hot water cylinder, loft access, cornice, picture rail, entry phone.

SITTING/DINING ROOM

15' 11" max x 16' 0" max (4.87m x 4.89m)

Single glazed sliding sash bay window, sliding sash window, two electric radiators, decorative Victorian cast iron and tiled fireplace with tiled hearth and painted surround, fitted mahogany shelving to alcoves, cornice.

KITCHEN

10' 11" max x 8' 0" max (3.34m x 2.45m)

Two single glazed sliding sash windows, electric radiator, base and wall units, stainless steel sink, built in oven, electric hob with extractor over, space for fridge, plumbing for washing machine, tiled splashbacks, cornice, extractor fan.

INNER HALL

6' 7" max x 5' 1" max (2.03m x 1.55m)

Cornice.

BEDROOM

14' 0" x 9' 0" (4.28m x 2.76m)

Two single glazed sliding sash windows, electric radiator, built in wardrobes, cornice, picture rail.

BEDROOM/STUDY

10' 9" max x 6' 7" max (3.28m x 2.01m)

Single glazed sliding sash window, electric radiator, fitted shelving to recess.

SHOWER ROOM

5' 4" max x 5' 1" max (1.65m x 1.56m)

Electric radiator, wash hand basin, fully panelled walk in shower with electric shower fitment, extractor fan, tiling to walls, fitted mirror, wall light with shaver point.

CLOAKROOM

5' 6" x 2' 11" (1.68m x 0.90m)

Two piece suite in white comprises W.C. and wash hand basin with tiles splashback, extractor fan, cornice, picture rail.

OUTSIDE

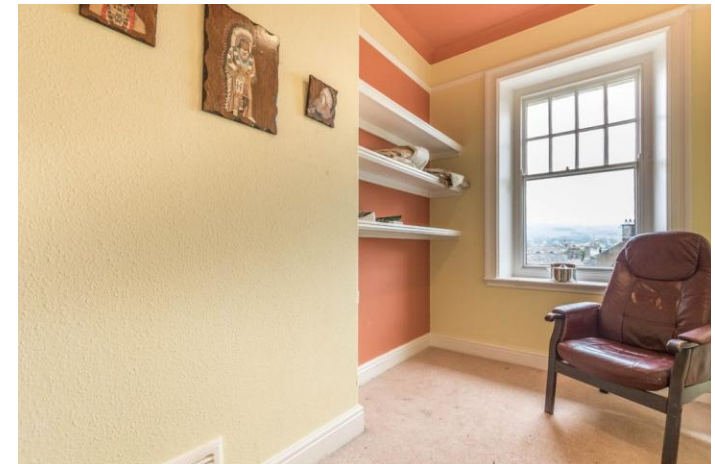
There is off road parking within the development and beautifully maintained communal gardens.

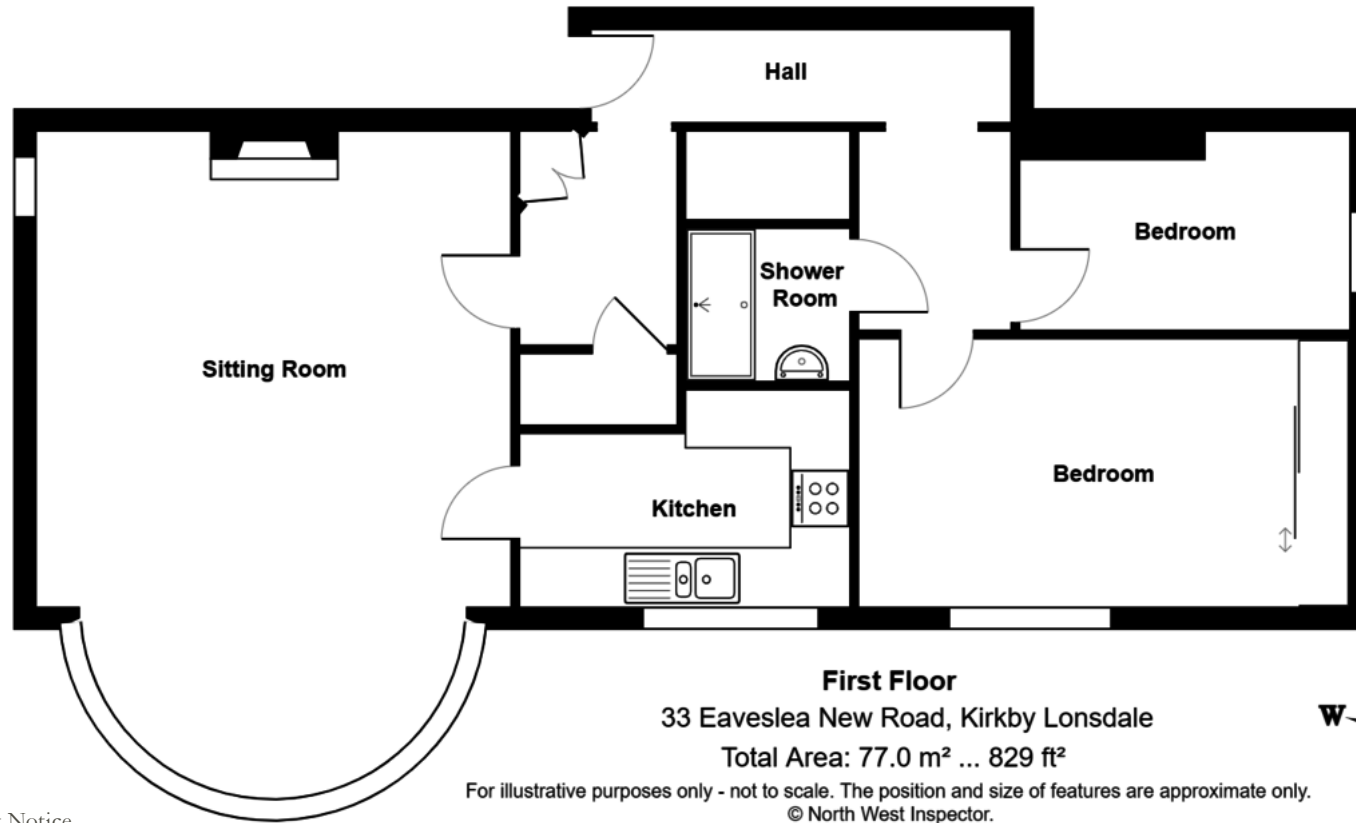
SERVICES

Mains electricity, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

DIRECTIONS

From our office proceed directly across the road onto New Road, proceed up to the top and cross over the road into the Eaveslea development, proceed to the main house and the entrance to number 33 is located at the rear of the building.

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