YARLSIDE, SOUTHFIELD ROAD

SEDBERGH, LA10 5DR

£398,000

Yarlside is a well presented, detached three bedroom dormer bungalow on Southfield Road, offering a perfect blend of comfort and convenience. Within easy walking distance of the local shops, Medical Centre and the town centre amenities and spans an impressive 926 sq ft. This property has added valuable features such as an attached garage, ample private parking and a beautifully maintained rear garden.

COBBLE Country
Dales & Lakes
TOWN & COUNTRY PROPERTY AGENTS
EST. 1992

YARLSIDE, SOUTHFIELD ROAD

- Detached dormer bungalow
- Three spacious bedrooms
- Modern bathroom
- Two generous reception rooms
- Large well-maintained garden
- Double glazed throughout
- Useful outbuildings including garage and large shed/workshop
- Close to local amenities
- Viewings highly recommended

Yarlside

Yarlside is a charming traditional stone built dormer bungalow with bay windows flanking a central entrance door. Creeping plants soften the stonework, while low stone walls enclose the front garden, creating a welcoming atmosphere

Lounge

The lounge features a bay window inviting plenty of natural light, complemented by a soft carpet underfoot. A feature fireplace with a wood-burning stove serves as the room's focal point, accompanied by a mantle piece and alcove shelving on each side.

Kitchen

The kitchen is bright and practical, well equipped with cream cabinetry providing ample storage and counter space, with exposed beams adding character. The space includes plumbing for a washing machine, and composite sink with drainer.

Dining Room

The second reception room, currently being used as a dining room, features a traditional fireplace with a surround and a stone hearth, adding a charming focal point.

Bedroom 1

This first-floor bedroom is spacious and bright, featuring windows that flood the room with light. The room benefits from generous built-in storage, including eaves storage within the wardrobe.

Bedroom 2

Located on the first floor, this bedroom has sloping ceilings. Providing ample space for a double bed and additional bedroom furniture. There is a further storage cupboard accesible from this room.

Bedroom 3

The ground floor bedroom is a generous double room featuring a large bay window, creating a bright environment.

Shower Room

The shower room is fitted with modern grey tiling, creating a clean and contemporary look. It includes a corner shower with glass enclosure, a toilet, and a washbasin

Hallway

The hallway is a bright and welcoming space that connects comfortably to the lounge, dining room, and kitchen, creating a practical flow throughout the home.

Eaves Storage

This space offers flexible storage beneath the eaves, accessed via the landing.

Rear Garden

Outside, the rear garden benefits from a well-maintained lawn bordered by mature shrubs and flowerbeds. A paved patio area offers a pleasant spot for outdoor seating and dining. The garden enjoys peaceful views of Winder Fell, making it an inviting outdoor retreat.

Workshop

Also in the garden is a large Shed, currently being used as a workshop.

Summer House

A small summer house adjoining the rear of the property offers a covered seating area while enjoying the views of the Howgills.

Viewings highly recommended to appreciate this space, please contact the office for further information.

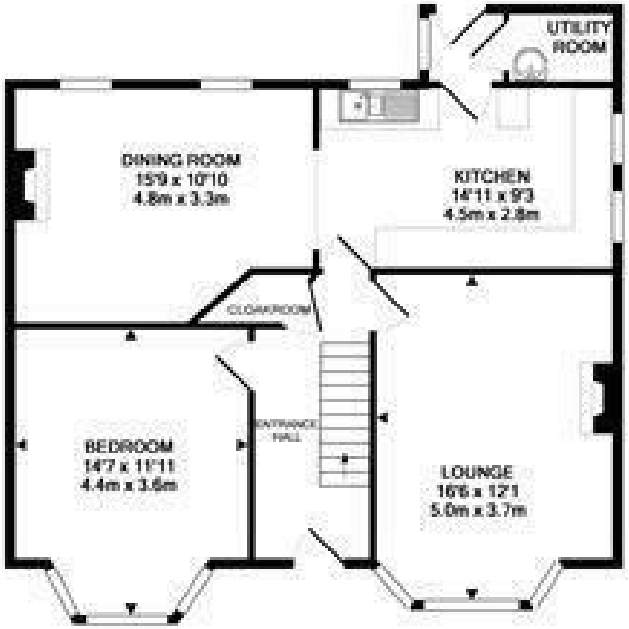
DIRECTIONS

From Sedbergh Town Centre, follow station road to the west of the town, take the first right at Morphets Garage, Yarlside is the fifth house on the right.

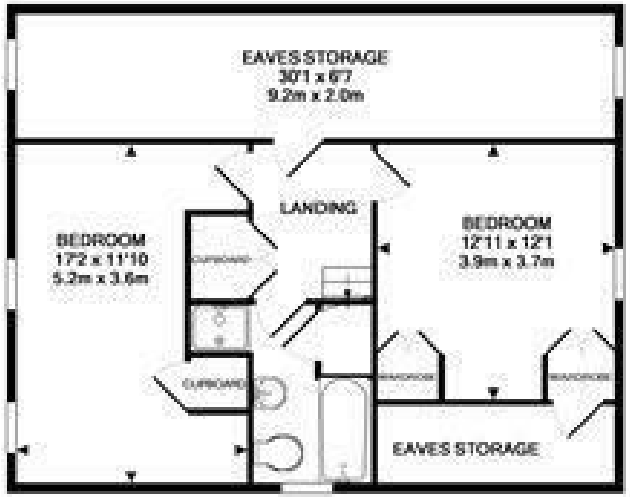
REFERALS INFORMATION

We may receive a referral fee from solicitors or mortgage advisors. Full details are available on request.

YARLSIDE, SOUTHFIELD ROAD



GROUND FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1495 SQ.FT. (138.9 SQ.M.)
Measurements are approximate - Not to scale. Illustrative purposes only
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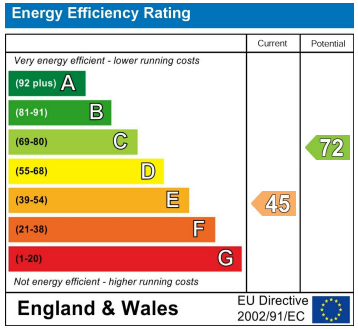

EPC Rating: E Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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