



THE HOLLIES STATION ROAD SEDBERGH, LA10 5DL

£200,000
FREEHOLD

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

The Hollies is a two-bedroom detached bungalow to the west of the historic market town Sedbergh. Within walking distance of the towns many amenities this property has fantastic access to the health centre, convenience stores and a variety of pubs and cafes.

On entering the property, you are met with an entrance hall that provides access to the full accommodation. To the west of the house is the living room, a large front facing bay window provides plenty of natural light to this room, additionally the room is fitted with a gas fire. Opposite the living room is the first double bedroom, with a matching bay window.

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

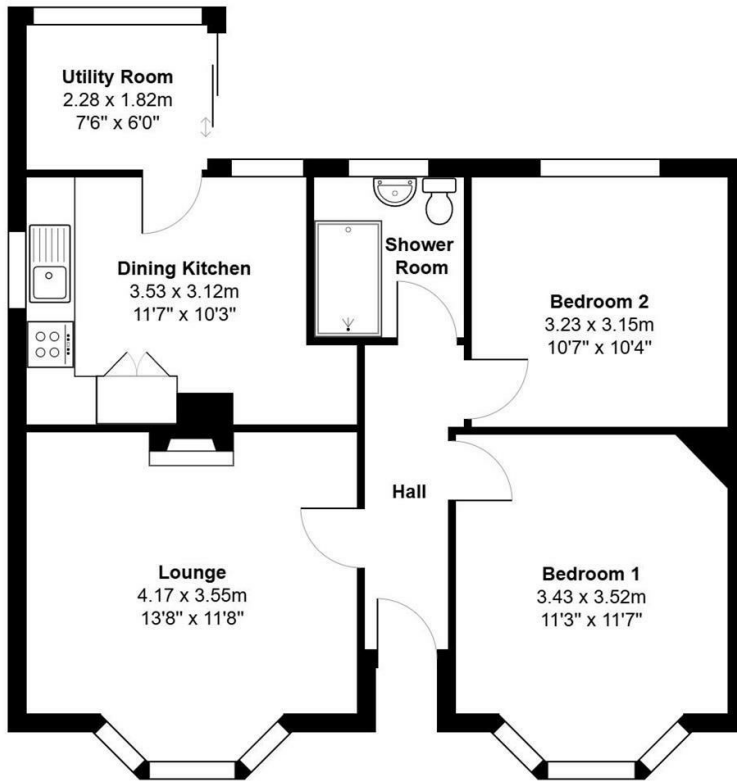
THE HOLLIES STATION ROAD

- Single level accommodation
- Spacious living room with gas fire
- Two double bedrooms
- Large front and rear gardens
- Garage for off road parking
- Within Walking Distance of Shops, Cafes & Medical Facilities
- Easy Access to M6 for Commuting to Penrith / Kendal / Lancaster
- NO CHAIN



THE HOLLIES STATION ROAD





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: C**

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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