



47 Castlegarth, Sedbergh
£215,000





47 Castlegarth

Sedbergh, Sedbergh

Situated within the sought after market town of Sedbergh, this semi detached home enjoys a peaceful setting surrounded by beautiful countryside, while remaining conveniently placed for local amenities and well regarded schools. The area is known for its strong community feel and excellent access to the Yorkshire Dales and Lake District, making it an ideal location for both everyday living and outdoor pursuits.

The kitchen offers a practical layout with great potential to modernise and create a more contemporary space. The lounge is light and welcoming, providing a comfortable area to relax. The open plan dining space creates a sociable setting, ideal for both family meals and entertaining.

Upstairs, the property offers two well proportioned double bedrooms, each providing ample space for furnishings. The single bedroom offers flexibility, ideal as a child's room, guest space or home office. The bathroom serves all bedrooms.

Externally, the property benefits from a rear garden with a patio and grass space, offering a pleasant space to enjoy the outdoors. Along with a handy shed and driveway providing convenient off road parking.

- Semi detached home, set within the desirable market town of Sedbergh
- Well positioned to enjoy the charm of the town and surrounding countryside
- Well laid out kitchen offering excellent scope to personalise
- Open plan lounge dining space, ideal for everyday living and entertaining
- Three bedrooms, two doubles and one single
- Modern bathroom with a shower over the bath
- Private rear garden providing a pleasant outdoor space
- Driveway offering convenient off road parking
- Double glazed windows throughout
- Easy access to the M6 motorway

From the A684, turn onto Station Road and continue along until reaching Main Street. Turn onto Finkle Street, then take a left onto Back Lane. Follow the road onto Long Lane, then turn left onto Castlegarth. Number 47 can be found on the right-hand side.

WHAT3WORDS://vase.album.wand

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





HALLWAY

5' 9" x 3' 5" (1.76m x 1.04m)

KITCHEN

9' 7" x 9' 8" (2.91m x 2.94m)

LIVING / DINING ROOM

12' 11" x 21' 3" (3.94m x 6.47m)

LANDING

5' 11" x 7' 5" (1.81m x 2.27m)

BATHROOM

7' 10" x 5' 4" (2.39m x 1.63m)

BEDROOM

8' 8" x 7' 9" (2.64m x 2.36m)

BEDROOM

10' 4" x 10' 10" (3.16m x 3.29m)

BEDROOM

11' 1" x 8' 4" (3.39m x 2.54m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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THW Estate Agents

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