



5 Lingard Gate, Main Street, Hornby
Asking Price £220,000

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Thomson Hayton Winkley



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5 LINGARD GATE

5 Lingard Gate is a fabulous self contained first floor maisonette which forms part of a Grade II listed building centrally located in the charming village of Hornby within the beautiful Lune Valley. Perfectly positioned offering easy access to Lancaster and Kirkby Lonsdale the village offers amenities including village school, several shops, butchers, post office and doctors surgery together with Hornby Castle.

The immaculately presented accommodation offers an entrance hall, impressive open plan reception room with feature windows and a modern fitted breakfast kitchen with integrated appliances and a double bedroom with en suite facilities to the first floor and a further double bedroom, modern bathroom and a galleried study overlooking the reception room to the second floor. The property benefits from double glazing and gas central heating.

Outside there is an allocated parking space within the development.

The maisonette is offered for sale with no upper chain it would suit a range of purchasers including those looking for a holiday let investment or a lock and leave property.

FIRST FLOOR

ENTRANCE

6' 0 max" x 3' 4 max" (1.83m x 1.02m)

Double glazed window, wall lights.

OPEN PLAN RECEPTION ROOM

SITTING/DINING ROOM

22' 8" x 11' 9" (6.91m x 3.59m)

Feature double glazed arch window, two double glazed sliding sash windows, three radiators, cornice, wall lights.

KITCHEN

11' 3 max" x 8' 11 max" (3.43m x 2.72m)

Excellent range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, tiled splash backs, built in storage cupboard with lighting and coat hooks.

BEDROOM

14' 1 max" x 10' 5 max" (4.29m x 3.18m)

Two double glazed sliding sash windows, radiator.

EN SUITE

8' 0 max" x 4' 6 max" (2.44m x 1.37m)

Heated towel radiator, three piece suite in white comprises W.C. wash hand basin and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, wall light, fitted mirror, shaver point, tiling to walls and floor.

SECOND FLOOR

LANDING

8' 9 max" x 3' 3" (2.67m x 1.01m)

Built in cupboard housing gas central heating boiler, loft access.

BEDROOM

10' 11" x 10' 6" (3.33m x 3.21m)

Two double glazed sliding sash windows, radiator, recessed spotlights.

BATHROOM

7' 6" x 5' 1" (2.29m x 1.57m)

Heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with thermostatic shower over, recessed spotlights, extractor fan, wall light, fitted mirror, shaver point, tiling to walls and floor.

STUDY

9' 1" x 7' 7" (2.79m x 2.33m)

Galleried study obtaining natural light from reception room, radiator, cornice, recessed spotlights.

OUTSIDE

The property benefits from an allocated parking space.

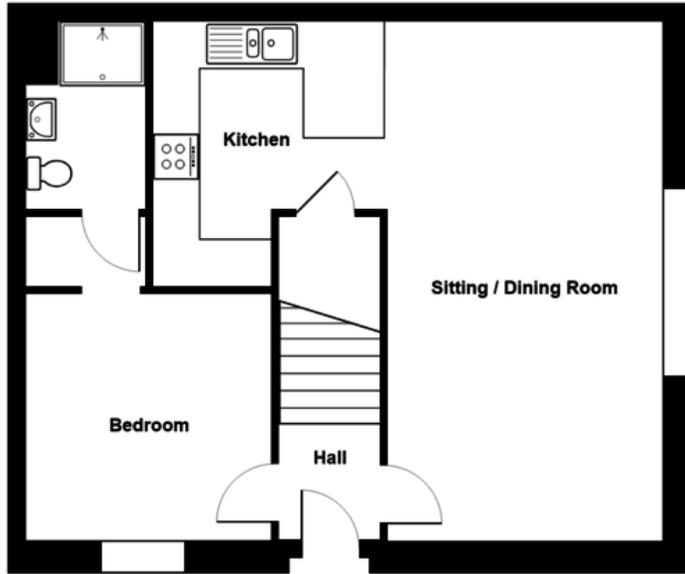
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

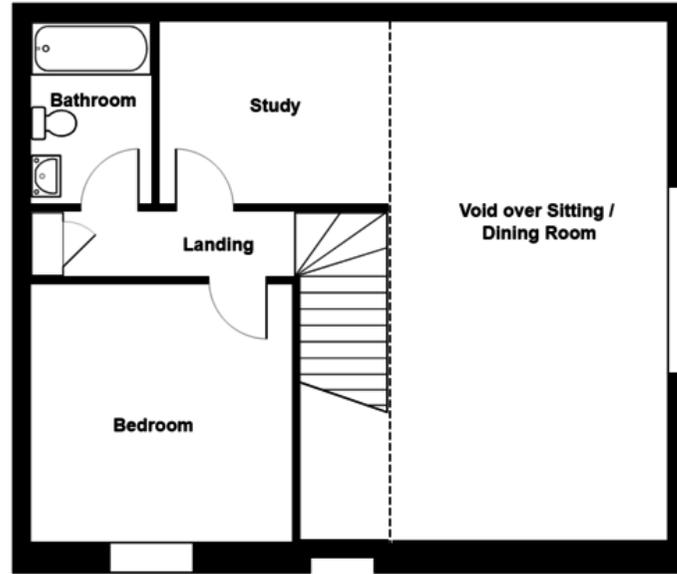
COUNCIL TAX BANDING

Band D - as shown on the Valuation Office website.





First Floor



Second Floor

5 Lingard Gate, Main Street, Hornby

Total Area: 111.8 m² ... 1203 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kirkby Lonsdale take the A65 towards Skipton and after crossing the river take the first turning right Signposted Lancaster/Hornby and continue until you reach the centre of Hornby. Just after Saint Margaret's Church turn right on to Post Horse Lane then the first right in to the car park. 5 Lingard Gate is then located within the development.

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.

Your Local Estate Agents
Thomson Hayton Winkley

Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999

E.kendal@thwestateagents.co.uk

E.windermere@thwestateagents.co.uk

E.grange@thwestateagents.co.uk

E.kirkby@thwestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestateagents.co.uk



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