



LEVENS



PARTICULARS FOR THE SALE OF AN APPEALING DETACHED BUNGLOW WITH BEAUTIFUL VIEWS ACROSS OPEN COUNTRYSIDE FROM THE GARDEN AND REAR ASPECT

59 GREENGATE LEVENS KENDAL. LA8 8NF

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SITUATION

59 Greengate is pleasantly located within the village of Levens where there is a thriving community, a village store, part time post office, Church, well regarded primary school and local pub.

DESCRIPTION

The well proportioned accommodation, which would benefit from some cosmetic updating, briefly comprises an 'L' shaped Sitting Room, Kitchen, 3 Bedrooms and a Shower Room.

The bungalow benefits from gas central heating and double glazing and is offered for sale with no upper chain.

The accommodation includes:-

Entrance Hall with double glazed door, adjoining double glazed window and built in cloaks cupboard Sitting Room having patio doors to the rear patio and a fireplace Kitchen Bedroom Bedroom Shower Room

Garage (17'8 max x 11'1" max (5.40m x 3.38m)

Outside

The property benefits from a mature established front garden, patio to the rear with extensive views over open countryside and driveway parking to the front of the garage.





Services

Mains electricity, mains water, mains drainage and mains gas fired central heating

Council Tax

The property is in Band D for Council Tax purposes

TENURE

The property is freehold and vacant possession will be given on completion.

ANTI-MONEY LAUNDERING REGULATION 2017

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

ASKING PRICE

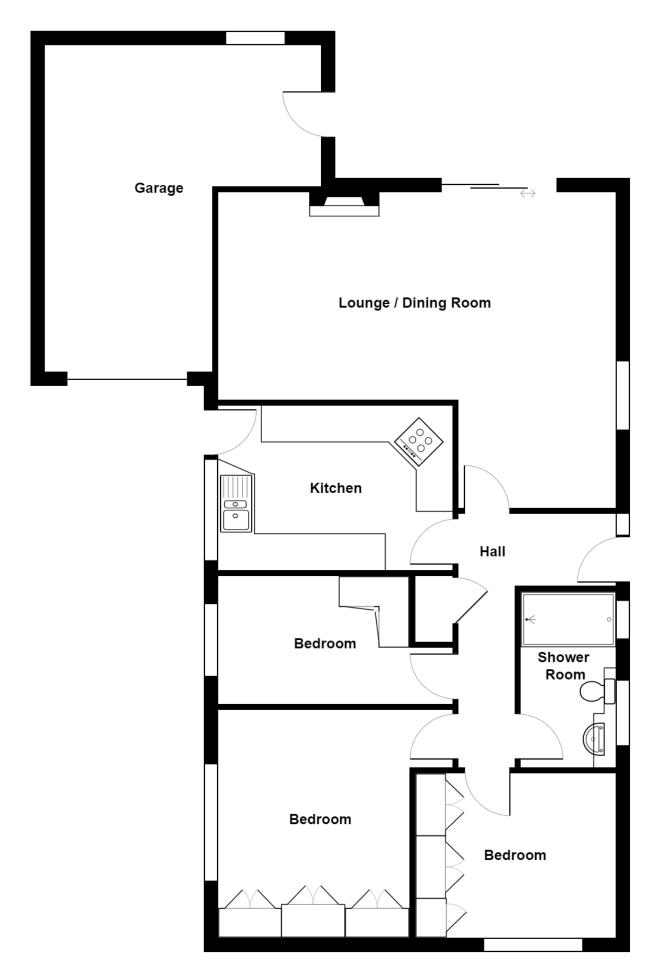
Offers in the region of £395,000

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

KENDAL LA8 8NF	Energy rating	Valid until: 23 July 2034
		Certificate number: 0334-5223-6400-0507-0226
Property type		Detached bungalow
Total floor area		83 square metres
Rules on letting t	his property	international and a second s
Properties can be let if th	ney have an energy rati	ting from A to E.
You can read <u>guidance fo</u> (<u>https://www.gov.uk/guidance</u>), guidance).	or landlords on the requ ce/domestic-private-rented	ulations and exemptions ed-property-minimum-energy-efficiency-standard-landlord-
guidancej.		
Energy rating and score		The graph shows this property's current and potential energy rating.
This property's energy ra potential to be C.	iting is D. It has the	and a most and transformer to come allowing the set
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
	Current Potential	For properties in England and Wales:
Score Energy rating		
Score Energy rating	vog ni tet kin a billevol	the average energy rating is D
92+ A 81-91 B	79.0	the average energy rating is D the average energy score is 60
924 A 81-91 B	62 D	o 0, 0

These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through NWA Property. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply. NWA Property is a member of the L & K Group of Companies



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