



# Flat 2, Yewdale View

Tilberthwaite Avenue, Coniston, LA21 8ED

Guide Price £170,000

# Flat 2, Yewdale View

Tilberthwaite Avenue, Coniston

A first floor one bedroom apartment with delightful views to both the front and rear including towards the Yewdale Fells and The White Lady. With a small shared entrance leading to a private internal front door. The apartment consists of an open plan living/ kitchen with a double bedroom and an en suite shower room.

A low maintenance property and although there is no parking it is situated in a good position with plenty of off road parking.

Please note there is a restriction against commercial holiday letting, although it would make a second home/retreat or possibly a main residence.

Ideally situated being located in the very centre of the village which is located in the heart of the Lake District National Park with a variety of amenities on offer including shops, petrol station, butchers, public houses etc. The village is well renowned for its connections with Donald Campbell and John Ruskin. From the property there are endless fell and country walks from the door step.



## Open Plan Living/Kitchen

Comprehensive selection of wall and base units. Sink unit and mixer tap, four ring electric hob, electric oven, integrated fridge, two electric wall heaters, TV point, fully boarded large loft, hatch and stunning views towards Yewdale Fells.



## Bedroom

Light and airy double bedroom with south facing views across the green. Electric wall heater and TV point.



## En Suite Shower Room

Three piece white suite comprising of corner shower cubicle with electric Mira shower, pedestal wash hand basin and WC, floor tiled and half wall tiled. Electric wall heater, electric light/shaving point and extractor fan.



## Directions

On entering Coniston from Ambleside on the A593 proceed until you approach the bridge with The Yewdale Inn on the left hand side. Turn left on to Tilberthwaite Avenue then immediately left onto Hawkshead Old Road and the property is on the right hand side next to the florist. To the rear of the parade of shops.

<https://w3w.co/node.cake.famed>

## Services

Mains, water, electric and drainage. Electric heating.

## Tenure

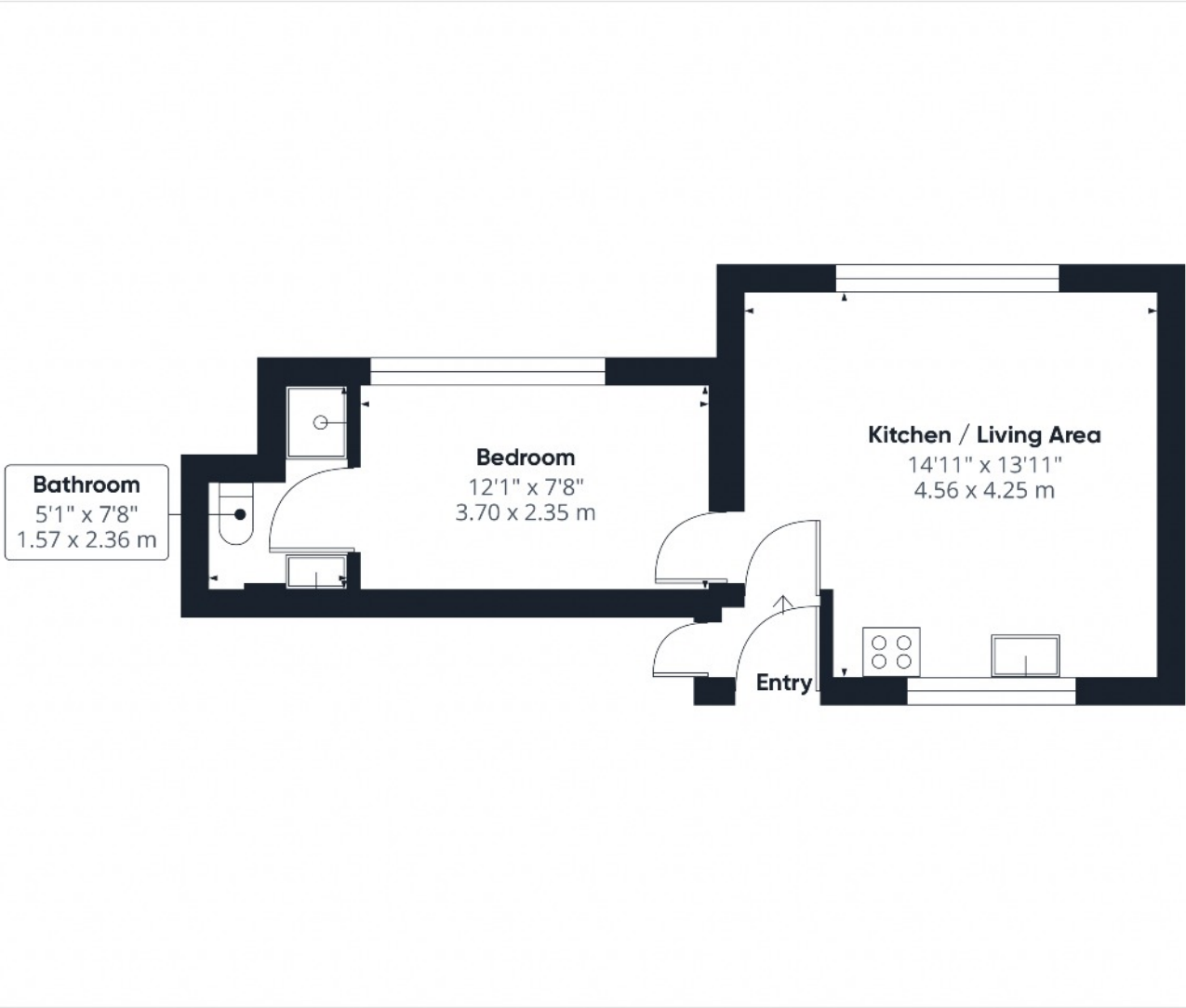
Leasehold. 999 years from 1989. Ground rent £25 per annum.

## Council Tax Band

A

## Broadband

Superfast 80 Mbps download speed (based on Ofcom.com results)



Approximate total area<sup>(1)</sup>  
 328.68 ft<sup>2</sup>  
 30.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

