



20 Yewdale Road

Coniston, LA21 8DX

Guide Price £230,000

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Sale of an attractive two bedroom end of terrace house. Part of a popular small terraced development built circa 1997. The property has been well maintained and benefits from a new gas central heating boiler and UPVC double glazing in recent years. This property offers a manageable small front garden area and rear patio and with the distinct advantage of private off road parking for at least two vehicles. Enjoying a sunny western aspect with beautiful views towards Coniston Old Man and the surrounding Coniston fells.

The property would suit a variety of buyers whether as a family house, first time buyer or retirement property.

Located on a level position being close to the centre of Coniston village. Coniston is made famous for its connections, to Donald Campbell and John Ruskin. Coniston has a vibrant village community, a good range of facilities and amenities including shops, cafes, public houses, Doctors and close to the Bowling Club and Cricket Club. The village has both well regarded primary and secondary schools.

A Local Occupancy condition applies to this property as shown below:

The Occupation of the dwelling house hereby permitted shall be limited to the following description of persons:

- a) A person employed, about to be employed, or last employed in the locality or
- b) A person who has, for the period of 3 years immediately preceding his occupation, had his only Principal residence in the locality. (Locality defined as the County of Cumbria).



Accommodation

Step up to front door leading into:

Hallway

With staircase leading straight up. Door leading into:

Living Room

A well presented room with large picture window looking out to stunning views towards Coniston Old Man and surrounding Yewdale Fells. The room benefits from double glazed sash windows, wall mounted gas fire, TV point, understairs cupboard providing useful storage facility and stud dividing wall with door leading into:

Dining Room

Sliding patio doors with attractive views over the surrounding countryside. Open arch way leading into:



Kitchen

A selection of wall and base units with stainless steel sink mixer tap, appliances include a four ring gas hob, extractor hood, electric oven and part wall tiled. With attractive view from the sink towards the village.



Utility Room

Selection of base units, worktop, plumbing for washing machine, wall mounted Worcester gas central heating boiler, part wall tiled with rear glazed door.

First Floor

Landing with window.

Front Bedroom One

Spacious double L shaped room with lovely views with towards Coniston Old Man and Coniston Fells. TV point.



Rear Bedroom Two

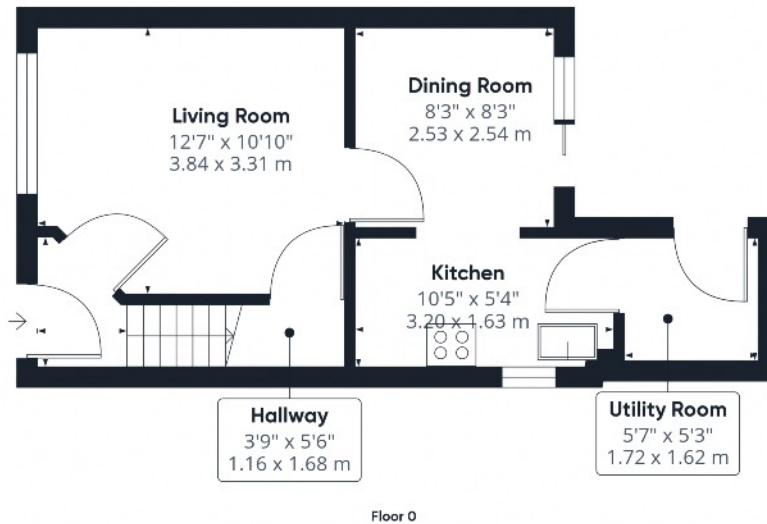
Small double or spacious single room with views towards the Lakeland Fells. Currently used as a hobby room.



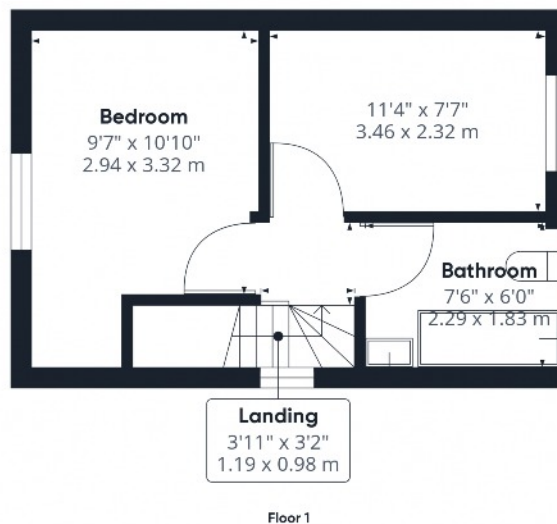
Bathroom

White three piece suite comprising of paneled bath, pedestal wash hand basin, WC, extractor fan and partially wall tiled.





Approximate total area⁽¹⁾
605.47 ft²
56.25 m²



(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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Outside

Approached by iron gate leading to small paved and graveled footpath leading round to the rear of the property where there is paved patio area and parking spaces for two vehicles. Small patio at the front with lovely views.

Directions

Approaching Coniston from Ambleside, enter the village with the Bowling Green and Cricket Ground on the right onto Yewdale Road, number 20 in on left immediately prior to the Fire Station.

<https://w3w.co/years.snowboard.proposes>

Services

All mains services are connected to Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

C

Broadband

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

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.