



# 2 Black Beck Road

Red Lion Yard, Hawkshead LA22 0FB

Guide Price £450,000

# 2 Black Beck Road

Red Lion Yard, Hawkshead LA22 0FB

2 Black Beck Road is an excellent newly constructed, attractive and generously proportioned three bedroom end of terrace house. Forming part of a small development of three constructed in recent years.

Being newly completed the property is attractively presented with modern appointments. Offering a delightful light and airy space with large windows allowing attractive country views. The superb living space provides an excellent wide hallway, cloaks room, utility room and superb semi open plan living room/kitchen/diner with feature wood burning stove. Whist on the first floor there is a large landing with an excellent cupboard, three double bedrooms, one being en suite and a separate large house bathroom.

The property has a paved front drive, low maintenance graveled areas to the front side and rear, with off road parking for two vehicles. The property benefits from double glazing and gas central heating throughout. The property will suit a variety of buyers whether as a family home or retirement property.

**Please note the property will be sold with the benefit of a warranty.**

Conveniently situated on the edge of the popular and picturesque Lakeland village of Hawkshead with attractive white washed cottages, period houses and cobbled lanes. Being on a level walk into the village to a variety of local amenities close at hand including doctors, various shops, cafes, public houses, local primary school and Church.

Please note this property is subject to a Local Occupancy Clause. **(7/2022/5467)** The occupation of each of the dwellinghouses hereby permitted shall be limited to the following descriptions of persons:

(a) A person employed, about to be employed, or last employed in the locality; or been in continuous employment in the last nine months for a minimum of 16 hours a week

(b) A person who has, for the period of three years immediately preceding his/her occupation, had his/her only or principal residence in the locality. In this condition 'locality' shall mean the administrative District of South Lakeland and the expression 'person' shall include the dependents of a person residing with him or her or the widow or widower of such a person.





## Accommodation

### Entrance Hall

Glazed composite front door leading into an attractive wide light and airy hallway with open staircase and under stair cupboard housing consumer unit. Grey laminate flooring throughout the entire ground floor.

### Cloakroom

WC and slimline vanity unit hand basin plus extractor fan.

### Utility Room

A selection of base units with stainless steel sink unit with mixer tap and worktop. Plumbing for washing machine and extractor fan.

### Kitchen/Diner

Spacious L shaped with a useful peninsular kitchen with contemporary grey wall and base units and coordinating worktop. Integrated four ring electric hob and double electric oven. Plumbing for washing machine and facility for an under counter fridge. Attractive dual aspect with country views towards Latterbarrow and rear glazed composite door leading to the rear patio and access to the front.





### **Living Room**

Generous well proportioned light and airy social room with a feature wood burning stove on a slate hearth with tiled surround. Open views over adjacent countryside.

### **First Floor Landing**

A really spacious area with a loft hatch and an excellent storage cupboard containing the gas central heating boiler.

### **Front Bedroom One**

An attractive double room with views towards Wetherlam, Fairfield Horseshoe and Black Fell. Ensuite comprising of a three piece suite including a corner shower cubicle, a WC and wash hand basin. Part tiled wall and illuminated wall mounted mirror.

### **Rear Bedroom Two**

Generously proportioned double room enjoying views towards Latterbarrow.

### **Rear Bedroom Three**

Spacious double room enjoying views towards Latterbarrow.





### Bathroom

A large four piece white suite including a panelled bath, double shower cubicle, pedestal wash hand basin and WC. Half tiled walls, heated towel rail, velux window, extractor fan and grey laminate flooring.

### Outside

The property is approached via a private drive of which numbers 2 & 4 have a right of way across. Leading to an attractive private paved parking area for at least two vehicles. The property provides an ideal low maintenance property with access around the front side and rear with gravelled path.

### Directions

On entering Hawkshead from Ambleside, pass the sign for Hawkshead as you approach the 90 degree bend. The property can be found on the left hand side on the bend.

### Tenure

Freehold. Vacant possession on completion.

### Services

All mains services are connected with gas central heating.

### What3words

[///tugging.gurgling.campsites](https://www.what3words.com/?q=//tugging.gurgling.campsites)

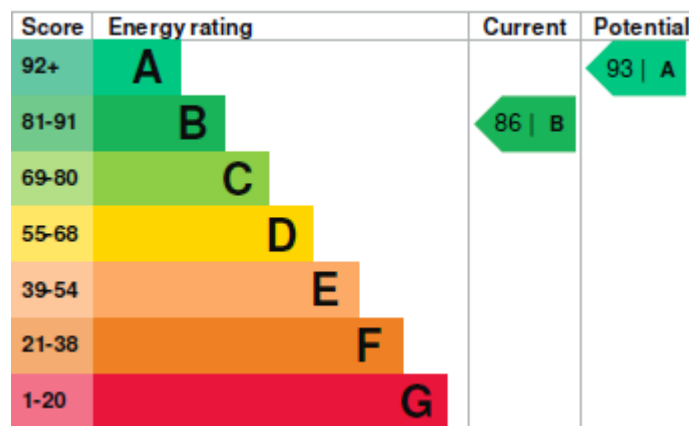
### Broadband

80 Mbps (Superfast)

### Council Tax Band

To be assessed.





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.