



2 TAYLORS COURT, MILNTHORPE ROAD, HOLME, CARNFORTH, LA6 1PS
£245,000

MILNE MOSER
SALES + LETTINGS

2 TAYLORS COURT
MILNTHORPE ROAD
HOLME
LA6 1PS



3



1



1



PARKING

OVERVIEW

Centrally located in the popular village of Holme with amenities and bus stops on the doorstep, this modern semi-detached house is ideal for first time buyers or rental investors. On the ground floor is an L-shape open plan lounge dining kitchen space plus a hallway and cloakroom/wc. Two of the three bedrooms are doubles with the third bedroom being perfect as a nursery, office or dressing room. The bathroom is fitted with modern white suite and the property is gas centrally heated and UPVC double glazed. Externally, there is all important off road parking at the front and an enclosed pretty and low maintenance garden at the rear. The current owners have added a garden studio with power and light - the perfect hobby, craft or workspace.

ACCOMMODATION

From the parking area at the front, a frosted UPVC double glazed door with canopy porch above leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance to the property with built in storage under the stairs and a ceiling light. Wood effect tiling with under floor heating. Stairs lead to the first floor.

WC

Fitted with a wash hand basin and WC. Ceiling light, continuing flooring and under floor heating and an extractor.





OPEN PLAN L-SHAPE LOUNGE DINING KITCHEN

18' 9"/10' 10" x 18' 2"/5' 6" (5.72m/3.3m x 5.54m/1.68m)

There is a UPVC double glazed window to the lounge area facing the front plus a further UPVC double glazed window in the kitchen, a frosted UPVC double glazed door leads to the rear garden.

Underfloor heating, three ceiling lights and continuing tiled floor.

The kitchen area is fitted with cream shaker style base and wall units with wood effect worktops and a stainless steel sink with drainer.

The washing machine and countertop dishwasher are included within the sale. Wall mounted Baxi boiler, integrated fridge freezer, a gas hob with tiled splashback and canopy over and an electric oven.

LANDING

Stained banister and spindles give the landing character and there is access to the loft and a ceiling light.

BEDROOM

10' 9" x 9' 5" (3.28m x 2.87m)

A UPVC double glazed window faces the front aspect and there is a radiator and a ceiling light.

BEDROOM

10' 9" x 8' 4" (3.28m x 2.53m)

Facing the rear elevation, the second double bedroom has a ceiling light, radiator and UPVC double glazed window.

BEDROOM/STUDY

7' 7" x 6' 6" (2.31m x 1.98m)

Having a pleasant view between houses opposite the third bedroom would make an ideal nursery, guest room or office. UPVC double glazed window, a ceiling light and radiator.

BATHROOM

7' 7" x 5' 5" (2.31m x 1.66m)

Frosted UPVC double glazed window to the rear elevation. Concealed cistern WC, vanity wash hand basin and a bath with mixer attachment and glass screen. There is splashback tiling and tiling above the bath, a radiator, ceiling light and extractor.



EXTERNAL

At the front is a block paved parking area with space for two cars. An arch leads to the rear with a gate leading into the rear garden.

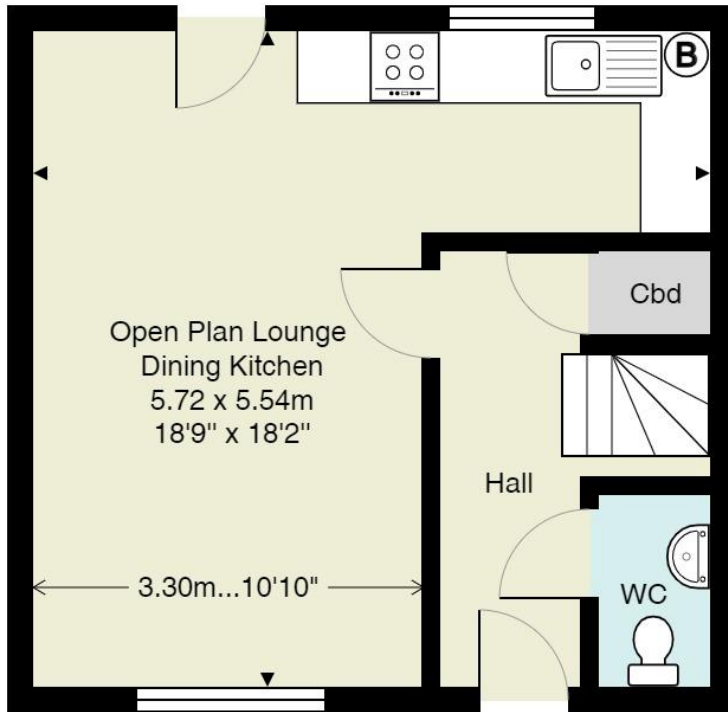
Enclosed the rear garden is block paved for ease with sleeper raised beds providing space to grow veggies, herbs or flower. There is space for patio furniture and a barbecue. External light and tap.

The garden studio is a real bonus to the property - extending the living accommodation and providing a hobby space or office or just somewhere to sit and relax in wet weather. Insulated with a timber interior, power and light.

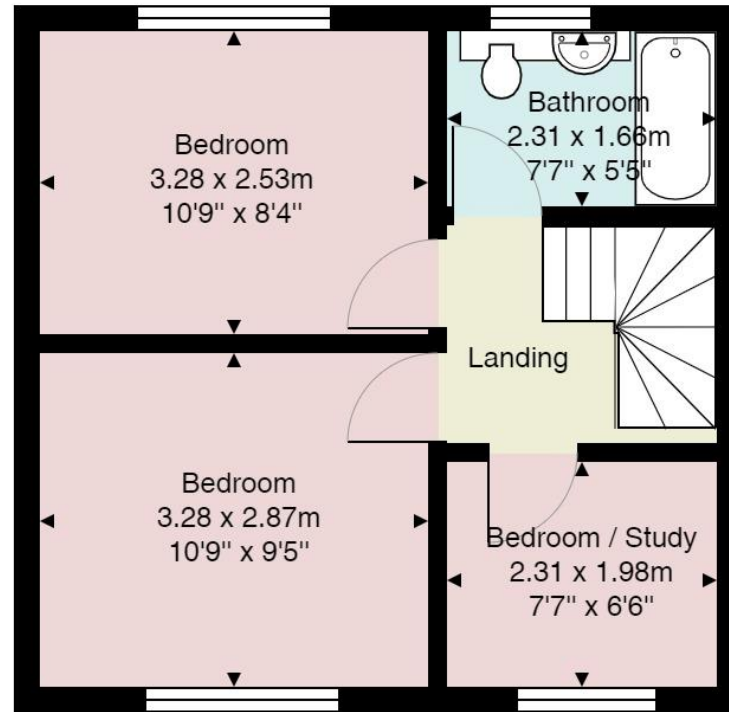
DIRECTIONS

Leaving our office in The Square, Milnthorpe, turn towards Ackenthwaite then right at the roundabout with Dallam School. Continue through Whasett and into Holme Village. Taylors Court is to the right hand side just prior to The Smithy.
what3words.com/campus.length.quite





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage. Underfloor heating to the ground floor

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.