

Cumbrian Properties

2 Midland Row, Lazonby



Price Region £91,500

EPC-E

Semi-detached | Affordable first time purchase

1 reception | 2 bedrooms | 1 bathroom

50% SHARED OWNERSHIP | Rear garden & parking

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A stunning two bedroom semi-detached house located in the desirable village of Lazonby with its fantastic range of facilities including an outdoor swimming pool, park, primary school, local store, public house and train station on the Carlisle to Settle line. The property is sold on a 50% shared ownership scheme with Eden Housing the with current owner paying a rent of £277.18 pcm which includes maintenance/upkeep costs of communal areas and buildings insurance. Internally the accommodation briefly comprises of entrance hallway, WC, kitchen and lounge. To the first floor there are two double bedrooms and a family bathroom. This stylish home is ready to move into making this an attractive purchase for those looking for an affordable way to get on the property ladder. To check eligibility, please contact our office for the application link.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY Engineered oak flooring, electric radiator, staircase to the first floor and doors to lounge, kitchen and WC.



ENTRANCE HALLWAY

WC Low level WC, wash hand basin with tiled splashback, engineered oak flooring and electric radiator.

KITCHEN (13'3 x 8'9) Installed in June 2023 and comprising of a range of base units with solid oak worksurfaces, single bowl sink with drainer and mixer tap, built in oven, hob and fitted extractor hood above. Integrated fridge/freezer, washing machine and dishwasher. All the appliances came with a 5 year guarantee. Wood framed double glazed window to the front.



KITCHEN

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LOUNGE (15'4 x 11') Engineered oak flooring, wood frame double glazed window to the rear, two electric radiators and wood framed double glazed door leading out to the garden.



LOUNGE

FIRST FLOOR

LANDING Doors to bedrooms and bathroom.



FIRST FLOOR LANDING

BATHROOM P shaped bath with shower over, low level WC, wash hand basin and wood framed double glazed window to the rear.



BATHROOM

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BEDROOM 1 (15'4 x 10') Two wood framed double glazed windows to the front and access via a pull down ladder to the loft space.



BEDROOM 1

BEDROOM 2 (14'5 x 8'8) Electric radiator and wood framed double glazed window to the rear.



BEDROOM 2

OUTSIDE Enclosed rear garden with flower beds. Allocated parking for one car and use of a visitors parking space. Additionally there is readily available on street parking.



REAR GARDEN

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REAR GARDEN



PARKING AREA

TENURE We are informed the tenure is Leasehold. The original lease from 2004 has been extended for 90 years to 2193 – remaining years in lease is now 168 years.

Rent - £253.69pcm

Insurance - £17.29pcm

Grounds maintenance - £6.20pcm

Total - £277.18pcm

COUNCIL TAX We are informed the property is in tax band C

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

