



20B PEAR TREE PARK, HOLME, CARNFORTH, CUMBRIA, LA6 1PP  
**£66,000 60% of Full Market Value**

**MILNE MOSER**  
SALES + LETTINGS



## OVERVIEW

Set back from the road on the popular Pear Tree park development, this first floor flat was built in 2004 and is a perfect first time buy. The accommodation is well balanced with a generous double bedroom, lounge diner with open access to the kitchen and a bathroom. The ground floor hallway offers scope to build in storage and there is excellent potential throughout to personalise, redecorate and update. Gas centrally heated and UPVC double glazed windows. Allocated parking space and excellent links to bus routes, M6 motorway and wider Lake District. Sold at 60% of Full Market Value and subject to a Local Occupancy Requirement.

## ACCOMMODATION

Entering into the ground floor hallway, stairs lead to the first floor with potential below to build in all important storage. There is a ceiling light and UPVC double glazed window.

## LANDING

Built in coat cupboard, a ceiling light and radiator. A UPVC double glazed window faces the front aspect and there is access to the loft.

## LOUNGE DINER

12' 8" x 11' 11" (3.86m x 3.64m)

Having a lovely view at the rear, the lounge diner has a UPVC double glazed window, ceiling light, radiator and television and telephone points. There is open access to the kitchen.

## KITCHEN

10' 4" x 5' 3" (3.16m x 1.59m)

Overlooking the front courtyard and parking area, the kitchen is fitted with wood effect base and wall units, speckled worktops, tiled splashbacks and a stainless steel sink with drainer. Gas hob with hood above, an electric oven, plumbing for a washing machine and space for a fridge. Wall mounted Vaillant boiler, a UPVC double glazed window and a ceiling light.

## BEDROOM

9' 7" x 13' 9" (2.92m x 4.18m)

A generous double bedroom with view over rooftops towards distant countryside. UPVC double glazed window, a ceiling light and radiator.

## BATHROOM

5' 3" x 8' 1" (1.60m x 2.46m)

Frosted UPVC double glazed window. Fitted with a WC, pedestal hand basin and a bath with mixer above. Tiled splashbacks, a ceiling light, extractor and a radiator.



1



1



1



PARKING







#### EXTERNAL

To the front of the property is a communal courtyard with allocated parking for each resident and shared visitors spaces. There is space for pots by the front door and a lean to store at the side.

#### DIRECTIONS

Leaving our Milnthorpe office, proceed on Main Street towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whasset and into Holme Village. Turn left after The Smithy onto North Road and pass the primary school on the right. Turn left onto Pear Tree Park and follow the road round to the left. 20b is located to a small courtyard on the right hand side.  
what3words:///lobby.scored.self

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
Tenure: Leasehold. 999 year lease from 1st July 2004. Sold at 60% of Full Market Value. Subject to a local occupancy clause.  
Council Tax Band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

## MILNTHORPE OFFICE

Westmorland House, The Square,

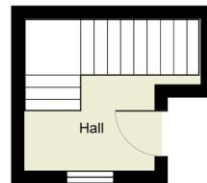
Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



1st Floor



Ground Floor

Approx. Total Area: 575 ft² ... 53.4 m²

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

## ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

If you would like further information or insights prior to viewing, please contact Lois Clifton



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.