



Kendal

(Offers in Region Of)

£250,000

4a Sunnyside
Kendal
Cumbria
LA9 7DJ

This splendid ground floor apartment forms part of a large stone and slated Victorian house on Sunnyside overlooking Fletcher Park at the foot of Castle hill and offers the new owners generous and spacious living space with sitting room, dining kitchen, two double bedrooms and a modern bathroom together with a private enclosed courtyard.

Situated in a most convenient and attractive location and within walking distance of the town centre, this well presented apartment would make an ideal home for permanent living or for those seeking a bolt hole in the Lake District or as the current vendors do a splendid successful holiday let. Early possession is available and with no upward chain this property should be on your to view list.

Property Ref: K6353

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Living Room



Bedroom One



Bedroom Two

Location: Situated in an elevated location close to Kendal Castle and overlooking Fletcher Park. Sunnyside can be found by turning left off Aynam Road into Parr Street, follow the road up and over the old canal bridge onto Sunnyside. Number 4a is then found on your left-hand side opposite the park.

Note

South Lakeland District Council operates a residents parking scheme where each property is entitled to two free permits for parking in the local vicinity.

Accommodation with approximate dimensions

Entrance Hall an inviting entrance with UPVC double glazed window and high-level window allowing plenty of light. radiator and three steps down to:

Hallway with two up lights, radiator and down lights. Glazed panelled door to dining kitchen.

Living Room 14' 10" x 13' 0" (4.52m x 3.96m) a pleasant room with double glazed sash window to the front. Attractive feature cast iron fireplace with tiled inset and slate hearth. Radiator and four up lights.

Dining Kitchen 13' 11" x 9' 8" (4.24m x 2.95m) with quarry tiled floor, radiator and double glazed window and part glazed door to a private courtyard. Fitted with a range of wall and base units, open shelving and complementary working surfaces with inset single drainer stainless steel sink and tiled splash backs. Built in oven and four ring gas hob with stainless steel splash back, cooker hood and extractor, integrated fridge, dishwasher and plumbing for washing machine. Viessmann gas boiler.



Dining Kitchen

Bedroom 1 (rear) 11' 6" x 9' 10" (3.51m x 3m) overlooking the courtyard, two UPVC double glazed windows, radiator and fitted wardrobes. Alcove with cupboard.

Bedroom 2 (front) 12' 1" x 10' 1" (3.68m x 3.07m) two high level UPVC double glazed windows with deep sills, radiator.

Bathroom having a three-piece suite comprising; panel bath with shower over, pedestal wash hand basin and WC. Complementary tiled walls, radiator and extractor fan.

Outside: Accessed from the dining kitchen is a pretty walled courtyard with small deck, planted bed and inset display niche.

Services: mains electricity, mains gas, mains water and mains drainage.

Tenure: Leasehold - a new 999-year lease is to be drawn up.

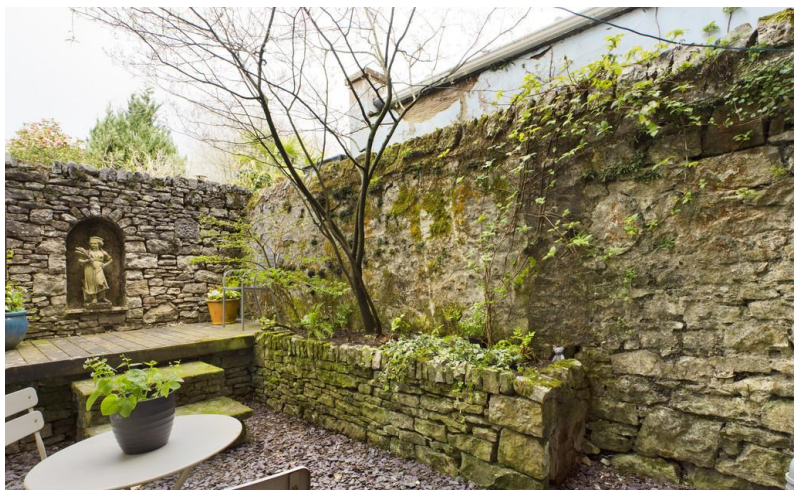
Service Charge - to be agreed.

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office - The property is currently holiday let so viewings can only be undertaken between change over times.

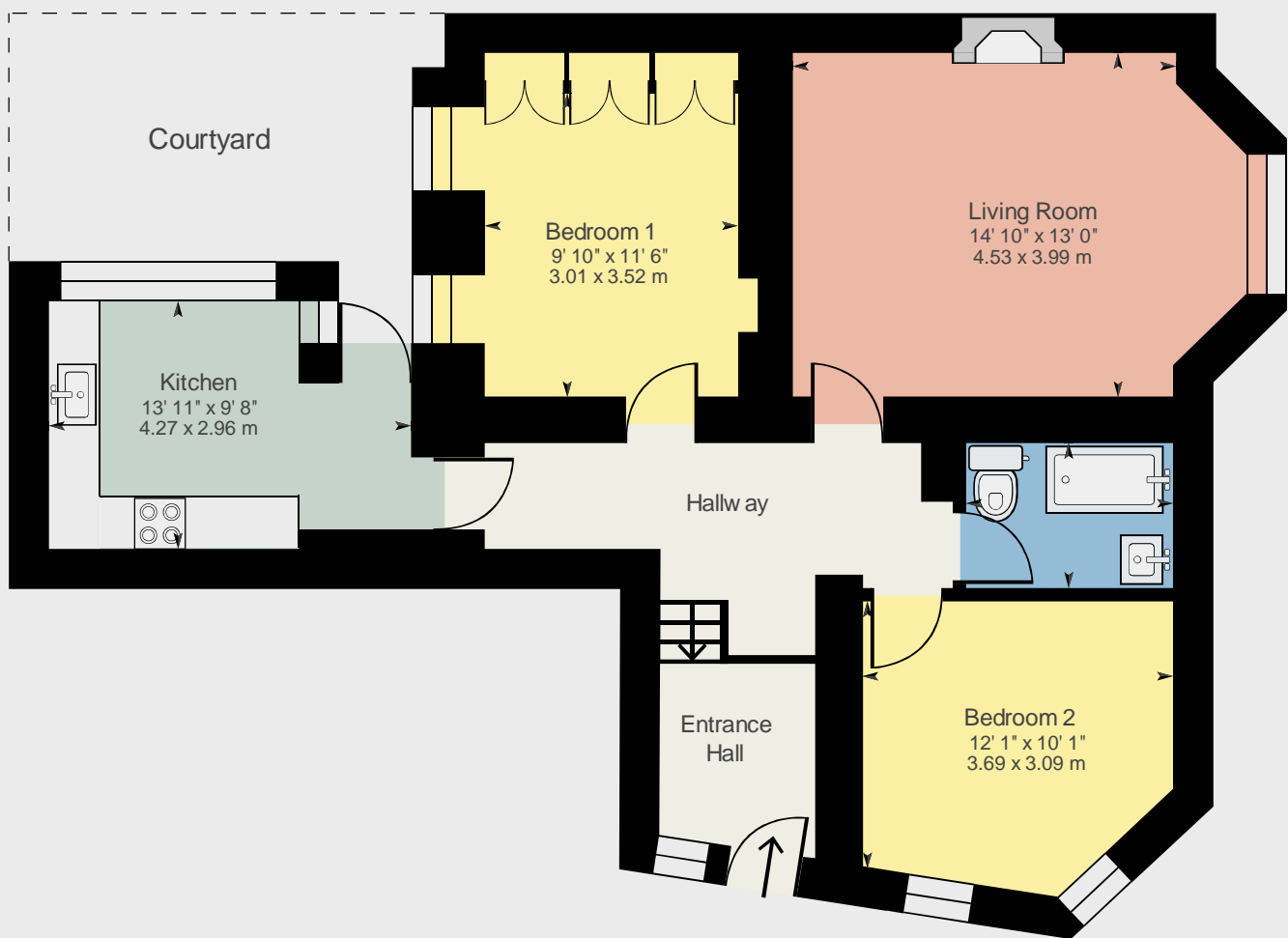
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bathroom



Courtyard



Approximate net internal area: 811.25 ft² / 75.37 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners..." A wonderful location, on a quiet no through road at the bottom of the castle hill with all the beautiful views it has to offer. The apartment is lucky to be surrounded by greenery but within walking distance of the town centre"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.