



4 Spital View, Low Felside, Kendal
Asking Price £275,000

Your Local Estate Agents
Thomson Hayton Winkley



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A charming traditional stone built mid terrace house with far reaching views conveniently located just minutes away from the town centre, Maudes Meadow and Serpentine Woods. The accommodation comprises sitting/dining room, kitchen, three bedrooms, bathroom, rear patio and residents parking.







4 SPITAL VIEW

A charming traditional stone built mid terrace property, with far reaching views from the front aspect, located in a popular residential area within the market town of Kendal. Pleasantly situated just minutes away from the town centre, Maudes Meadow and Serpentine Woods and offering easy access to the Lake District National Park, the mainline railway station at Oxenholme and road links to the M6.

The well proportioned accommodation briefly comprises sitting/dining room and kitchen to the ground floor, a generous double bedroom and four piece bathroom to the first floor and two further bedrooms on the second floor with one being a generous double. The property benefits from double glazing to the most part and gas central heating.

Outside offers a patio/yard to the rear which includes a covered store.

There is residents permit parking around the vicinity of Fellside.

GROUND FLOOR

ENTRANCE HALL

12' 10" max x 3' 10" max (3.93m x 1.17m)

Double glazed door, radiator, fitted coat hook, corbels.

SITTING/DINING ROOM

24' 0" max x 10' 3" max (7.32m x 3.14m)

Two double glazed sliding sash windows, two radiators, living flame gas stove to feature fireplace, built in cupboards and shelving to alcoves, built in cupboard, fitted shelving.

KITCHEN

11' 5" max x 7' 0" max (3.48m x 2.15m)

Double glazed door, double glazed window, base units, stainless steel sink, freestanding range cooker with six burner gas hob, tiled splashback and extractor hood over, fridge freezer, Miele washing machine, fitted shelving.



FIRST FLOOR



LANDING

12' 0" x 2' 9" (3.67m x 0.86m)

Single glazed window.

BEDROOM

14' 1" max x 11' 6" max (4.31m x 3.52m)

Two double glazed sliding sash windows, radiator, built in cupboard, built in wardrobes and chest of drawers.

BATHROOM

12' 8" max x 7' 4" max (3.87m x 2.25m)

Single glazed sliding sash window, radiator, four piece suite in white comprises W.C. wash hand basin to vanity, bath and fully tiled shower cubicle with thermostatic shower fitment, built in airing cupboard housing gas central heating boiler, extractor fan, partial tiling to walls, shaver point.

LANDING

10' 2" max x 5' 9" max (3.10m x 1.76m)

Double glazed Velux window.

BEDROOM

14' 0" max x 12' 7" max (4.29m x 3.85m)

Single glazed window, radiator, built in wardrobes, fitted shelving.

BEDROOM

10' 0" x 7' 11" (3.06m x 2.42m)

Double glazed Velux window, radiator.

There is a rear patio/yard with covered store. On road residents permit parking applies.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

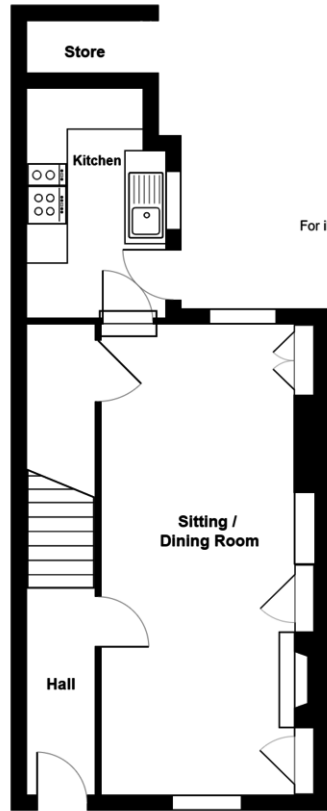
Currently Band B as shown on the Valuation Office website.

SECOND FLOOR

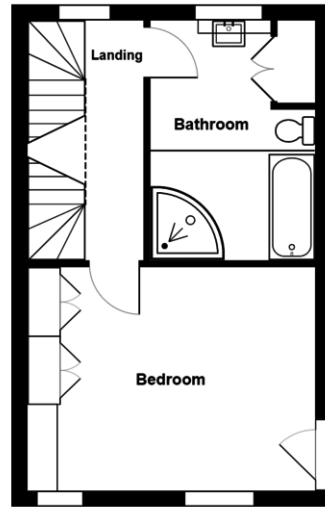


OUTSIDE

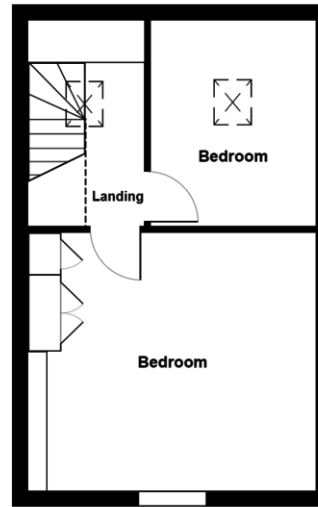




Ground Floor



First Floor



Second Floor

4 Spital View, Low Fellside, Kendal

Total Area: 100.5 m² ... 1082 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal heading along Windermere Road, proceed up the hill and turn left onto Queens Road. Take the first left onto Low Fellside, pass the junction to the right and Spital View is located on your right hand side.

Important Notice

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