



Highgate

£185,000

56 Websters Yard

Highgate

Kendal

Cumbria

LA9 4HA

Tucked away from the hustle and bustle of the town centre, this attractive and recently decorated and carpeted two bedroom property enjoys an elevated location with views to the rear over Kendal town. The spacious layout has the benefit of a modern shower room and two double bedrooms, a fitted kitchen and two good living rooms.

Set within a courtyard setting and with a private enclosed patio area to the rear, also included is that all important private undercover parking space. Located within minutes of the town centre and all its amenities -this modern town house will make an ideal home for the first time buyer, investor purchase or those seeking a bolt hole in this popular market town known as the 'Gateway to the Lakes'.

Property Ref: K6393





Living Room



Dining Room

Description: This modern two bedroom town house is located at the top of the Webster's Yard Development just off the main street in the market town of Kendal. The property enjoys views across the town and benefits from gas central heating and double glazing. Recently decorated throughout and with new carpets laid this home is ready to move into and enjoy. To complete the picture is a private undercover parking space. With no upward chain and early possession available the next step is an appointment to view. A home ideal for getting on the property ladder, or as a holiday home with the Lake District National Park on the door step.

Location: Primary access to the property is through the coloured, wrought iron gates into Websters Yard off Highgate, opposite Iceland. Proceed through the atrium to the steps at the rear of the yard which lead an enclosed courtyards continue under the stone archway into a second enclosed courtyard with number 56 being found on your right.

Kendal Town known as the 'Gateway' to the Lakes boasts a library, supermarkets, churches, banks and medical practices, as well as specialist artisan providers and independent traders. A leisure centre is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall with open staircase to first floor, part glazed front door and double-glazed window overlooking the private courtyard to the front. Useful under stairs storage cupboard. Radiator. Door to:

Dining Room 11' 1" x 7' 10" (3.38m x 2.39m) with radiator and glazed panelled door opening to a private patio with aspect across to the town hall clock. Open to:

Living Room 14' 6" x 8' 1" (4.42m x 2.46m) a double aspect room with aspect to the courtyard to the front and the private patio to the rear. Radiator, telephone point and tv aerial.



Kitchen

Kitchen 8' 3" x 7' 3" (2.51m x 2.21m) fitted with a range of wall and base units, complimentary work surfaces with inset bowl stainless steel sink and drainer and part tiled walls. Integrated appliances include; Beko built in oven and matching four ring halogen hob with a extractor hood over. Free standing appliances; fridge and washing machine. Two Velux roof lights and double glazed window to the side.

First Floor

Landing with window to the stairs, access to a spacious loft, over stairs cupboard with hanging space and a cupboard housing a wall-mounted Combi Bias boiler. Radiator.

Bedroom 1 (front) 10' 7" x 8' 1" (3.23m x 2.46m) a light room with double glazed window overlooking the front courtyard. Radiator.

Bedroom 2 (rear) 10' 8" x 6' 1" (3.25m x 1.85m) enjoying views across to Kendal town hall clock and overlooking the neighbouring gardens and rooftops to the rear. Radiator.

Bathroom with part tiled walls, Velux roof light, radiator. A three piece suit comprises; a double walk-in shower, W.C and pedestal wash hand basin. Useful under eaves cupboard with shelving.

Outside: There is a private allocated under cover parking space, which is accessed by way of the new Inn Yard to the side of the development.

To the front of the property is a paved sheltered courtyard and to the rear a private enclosed tiled patio that overlooks the roofscape of the town.



Bedroom 1

Tenure: Leasehold - Held on the balance of a 999-year lease from 1988

Service Charge: Car Park £151.56 for the year 2021 payable quarterly in advance at £37.89

Ground Rent: £130 for the year 2021 paid in half yearly instalments of £65.00

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

Council Tax: South Lakeland District Council - Band B.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Eneveg Performance Certificate: The full Eneveg Performance Certificate is

Websters Yard, Highgate, Kendal, LA9

Approximate Area = 622 sq ft / 57.7 sq m

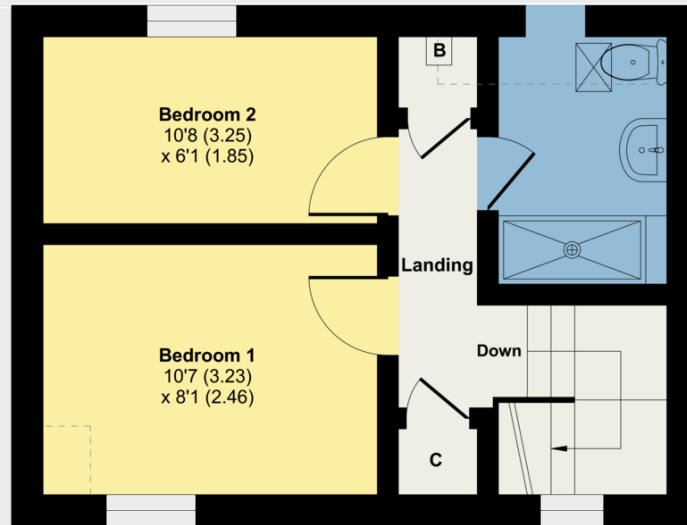
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 635 sq ft / 58.9 sq m



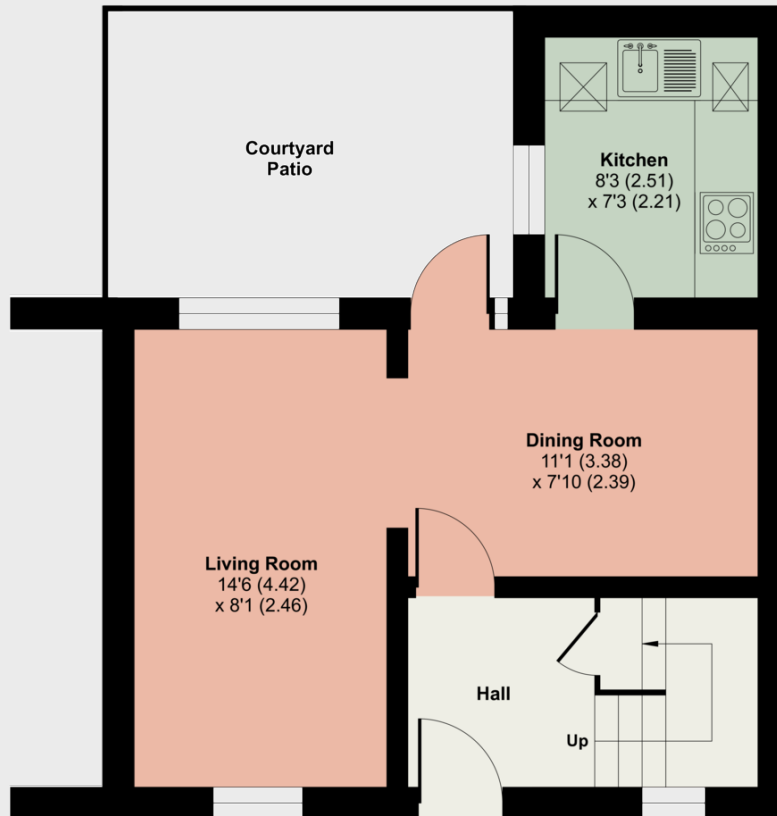
Access
To Eaves

For identification only - Not to scale



Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 758008

A thought from the owners..." An amazingly peaceful place to live, has given an excellent return as a rental property for last 18 years."

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