



47 High Fellside, Kendal  
Asking Price £250,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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A well proportioned Maisonette with far reaching views across the market town towards Kendal Castle centrally located in a popular residential area within Kendal. Having a sitting/dining room, kitchen, two double bedrooms, bathroom, storage, garage and off road parking. No upper chain.







## 47 HIGH FELLSIDE

A deceptively spacious Maisonette apartment with views towards Kendal Castle and beyond conveniently placed for the many amenities available in the market town of Kendal and within easy reach of Oxenholme railway station, links to the M6 and the Lake District National Park.

The split level accommodation briefly comprises ground floor entrance hall, "L-shaped" sitting/dining room and kitchen on the first floor, two double bedrooms and a bathroom on the second floor and a store together with access to the garage on the lower ground floor. The property benefits from double glazing throughout and has gas central heating to the living accommodation with electric storage heaters in the entrance hall and lower hall.

There is off road parking in front of the garage.

47 High Fellside is offered for sale with no upper chain.

## GROUND FLOOR

### ENTRANCE HALL

6' 2" max x 5' 7" max (1.88m x 1.72m)

Single glazed door with double glazed windows both adjacent and above, electric storage heater.



## FIRST FLOOR

### LANDING

7' 7" max x 6' 2" max (2.32m x 1.88m)

Double glazed windows and Velux window, radiator, fitted mirror.



### "L-SHAPED" SITTING/DINING ROOM

19' 10" max x 19' 7" max (6.06m x 5.98m)

### SITTING ROOM

19' 7" x 10' 6" (5.98m x 3.22m)

Three double glazed windows, radiator, decorative electric fire to feature fireplace, coving.

### DINING ROOM

10' 6" x 8' 11" (3.22m x 2.74m)

Double glazed widow, radiator, coving, loft access.



### KITCHEN

8' 8" x 8' 8" (2.66m x 2.65m)

Double glazed window, base and wall units, stainless steel sink, built in double oven, electric hob with extractor hood over, integrated fridge and dishwasher, recessed spotlights, tiled splashbacks.



## SECOND FLOOR

### LANDING

9' 7" max x 6' 2" max (2.94m x 1.88m)

Double glazed window, built in airing cupboard housing hot water cylinder.

### BEDROOM

13' 1" max x 8' 11" max (4.00m x 2.72m)

Two double glazed windows, radiator, fitted wardrobes, drawers and window bench, coving, loft access.

### BEDROOM

13' 1" x 10' 5" (4.00m x 3.19m)

Double glazed window, radiator, fitted wardrobes and dressing table, coving.

### BATHROOM

7' 1" max x 6' 1" max (2.18m x 1.87m)

Double glazed window, radiator, three piece suite comprises W.C., wash hand basin to vanity and bath with electric shower over, recessed spotlights, extractor fan, wall light, partial tiling to walls, solid pine floorboards.

## LOWER GROUND FLOOR

### HALL

6' 1" x 4' 4" (1.87m x 1.34m)

Natural light from entrance hall, electric storage heater, built in cloaks and storage cupboard, access to garage.

### GARAGE

19' 7" x 10' 3" (5.97m x 3.13m)

Electric roller shutter door, light and power, plumbing for washing machine, space for freezer and tumble dryer, water supply.

## OUTSIDE

Parking for one vehicle to the front of the garage.

### SERVICES

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

### COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.

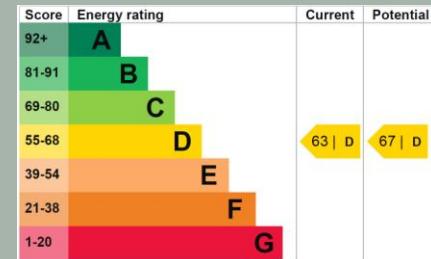
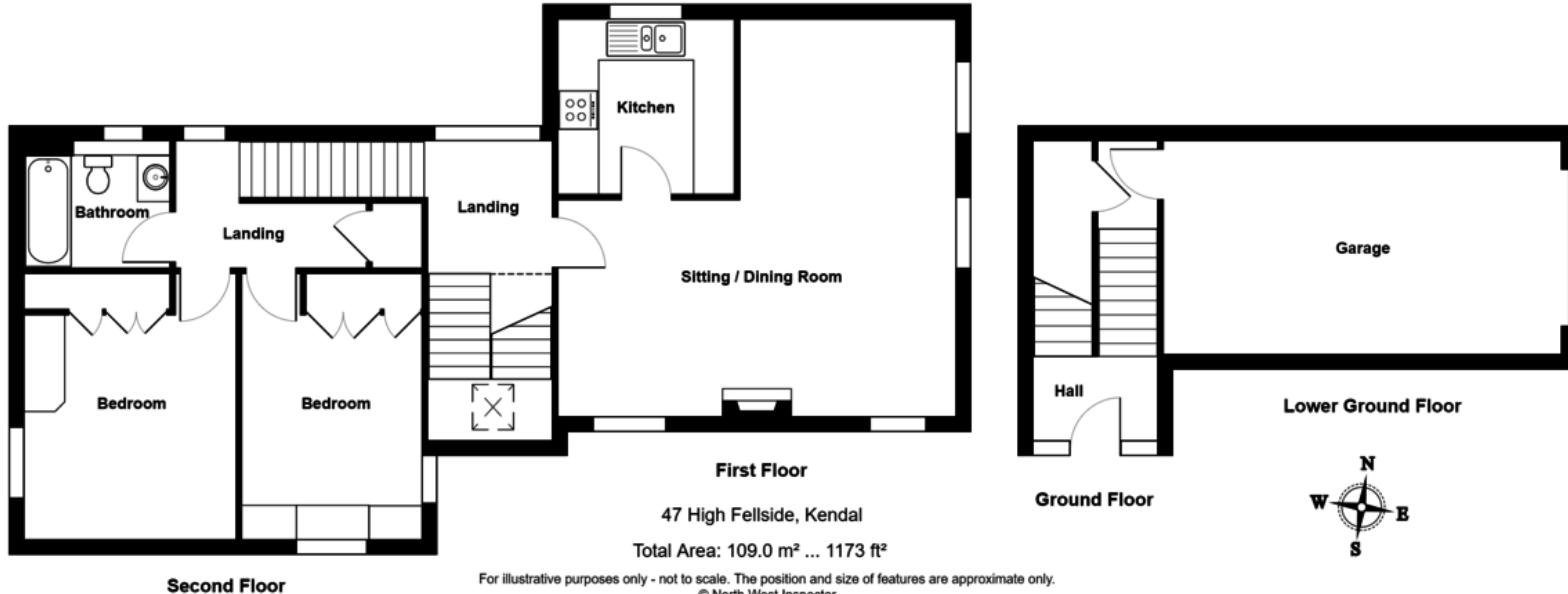
### LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 01 Nov 1991

GROUND RENT TBC

SERVICE CHARGE TBC





## DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane in the direction of Beast Banks and turn right in to Belmont. Continue on to find 45, 46 and 47 High Fellside facing you as the road bears right with the entrance for number 47 being on the road side.

WHAT3WORDS:  
raced.bath.frosted

## Important Notice

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