



15 Gillinggate, Kendal
£279,995



15 Gillinggate

Kendal

A well proportioned, three storey Victorian end terrace property situated in a popular residential area within the market town of Kendal just a few minutes walk from the town centre and Abbot Hall Park. The location is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

The accommodation, which is well presented throughout, briefly comprises entrance hall, sitting room, dining kitchen and cloakroom to the ground floor. The first floor offers two bedrooms, one being a generous double with en suite, and a four piece bathroom and there are two further double bedrooms with a Jack and Jill shower room on the second floor. The property benefits from gas central heating and neutral décor throughout.

Outside offers a small garden to the front, seating area at the rear together with allocated off road parking.

The property is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

19' 5" x 6' 0" (5.92m x 1.84m)

Feature painted entrance door with stained glass and lead window and adjacent window, radiator, coving, recessed spotlights, wall lights.

SITTING ROOM

16' 9" x 12' 12" (5.1m x 3.95m)

Single glazed bay window, single glazed window, two radiators, traditional open fire to cast iron and tiled fireplace with timber surround, coving, picture rail, dado rail.

DINING KITCHEN

12' 2" x 12' 1" (3.72m x 3.69m)

Single glazed door with adjacent window, single glazed window, heated towel radiator, good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, gas central heating boiler, plumbing for washing machine and dishwasher, space for fridge freezer, recessed spotlights, coving, picture rail, tiled splashbacks.

CLOAKROOM

5' 12" x 2' 6" (1.82m x 0.77m)

Two piece suite in white comprises W.C. and wash hand basin, recessed spotlights, fitted mirror, partial tiling to walls, built in cupboard housing hot water cylinder.

FIRST FLOOR

LANDING

9' 5" x 2' 11" (2.86m x 0.89m)

Recessed spotlights.

BEDROOM

18' 5" x 11' 12" (5.61m x 3.65m)

Single glazed window, radiator, exposed beam, recessed spotlights, coving.





EN SUITE

6' 8" x 5' 3" (2.03m x 1.59m)

Heated towel radiator, three piece suite comprises W.C., wash hand basin and fully tiled walk in shower enclosure with electric shower fitment, recessed spotlights, exposed beam, tiling to walls and floor, extractor fan.

BEDROOM

12' 4" x 8' 8" (3.75m x 2.63m)

Single glazed window, radiator, recessed spotlights.

BATHROOM

7' 1" x 6' 2" (2.17m x 1.88m)

Heated towel radiator, four piece suite in white comprises W.C., wash hand basin to vanity, bath with mixer shower and fully tiled shower cubicle with electric shower fitment, recessed spotlights, exposed beam, tiling to walls and floor, extractor fan.

SECOND FLOOR

LANDING

9' 7" x 2' 11" (2.93m x 0.89m)

Double glazed Velux window, built in cupboard housing access to loft.

BEDROOM

17' 3" x 12' 12" (5.25m x 3.95m)

Single glazed window, radiator, exposed beam, walk in wardrobe.

JACK AND JILL SHOWER ROOM

6' 9" x 4' 11" (2.05m x 1.5m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror, extractor fan.

BEDROOM

12' 6" x 12' 2" (3.8m x 3.7m)

Single glazed window, radiator, two built in wardrobes, fitted mirror.





OUTSIDE

Outside offers a small garden area to the front of the house and there is a seating area to the rear. Allocated off road parking space to the rear.



SERVICES

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

EPC Rating E

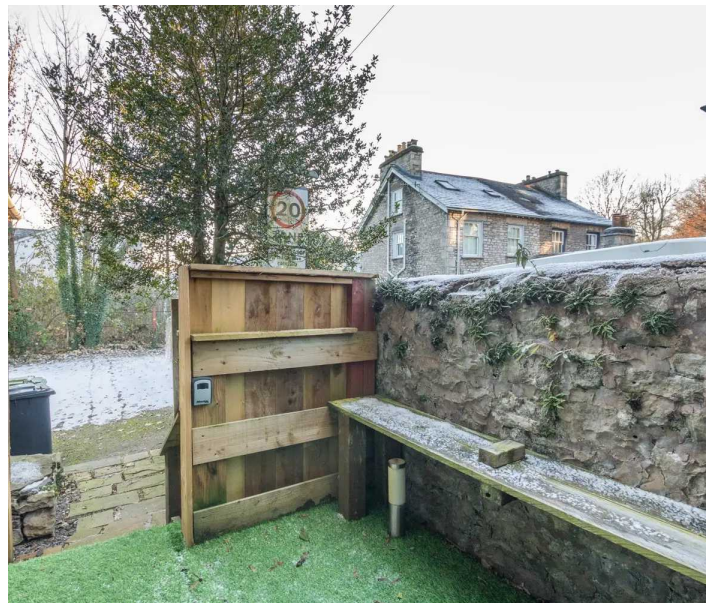
Council tax band: C

Tenure: Freehold

DIRECTIONS

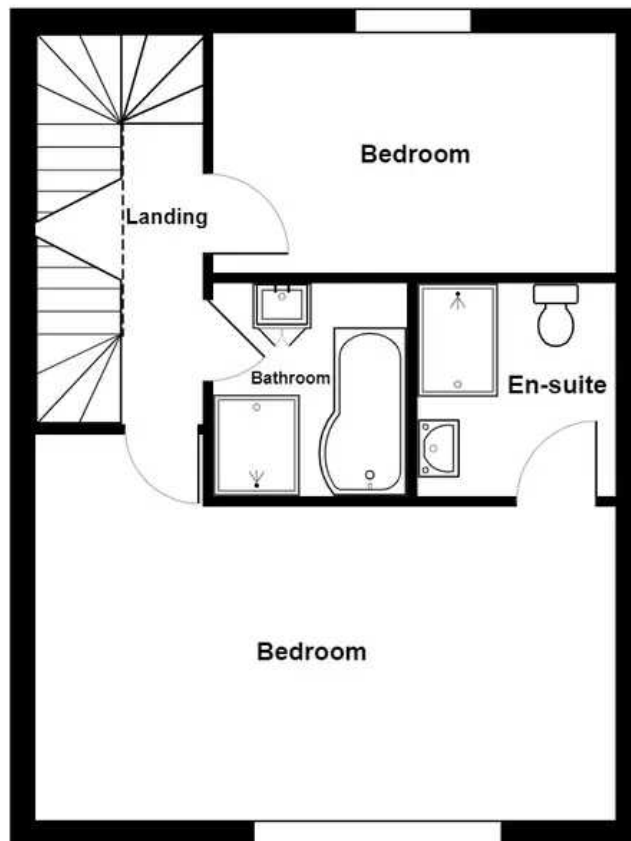
Entering Kendal from the south along Milnthorpe Road (A6) merge into Kirkland and turn left in to Gillingate. 15 Gillingate is located on the left immediately before the left turn on to Anchorite Fields (Kirkbarrow).

WHAT3WORDS: [bets.select.cope](#)





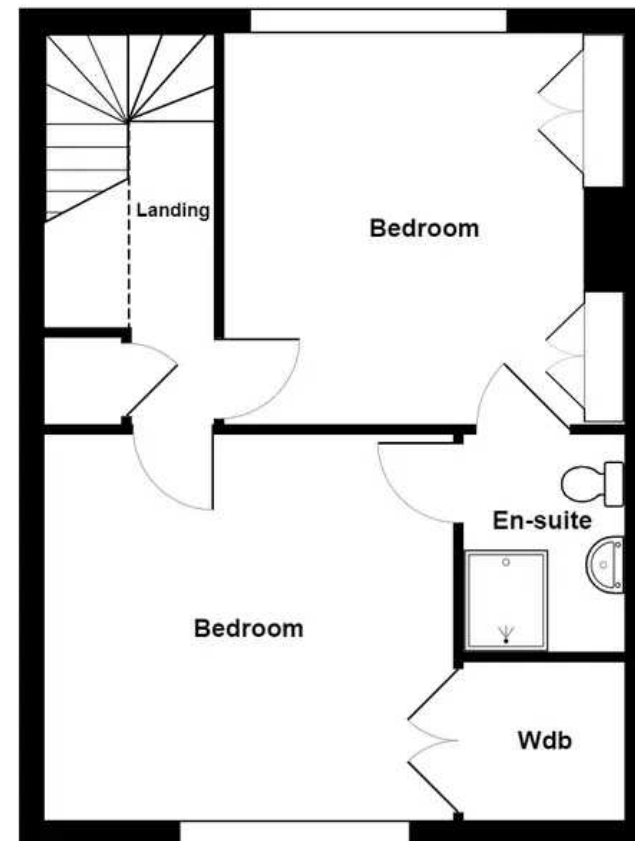
Ground Floor



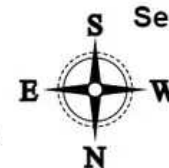
First Floor

15 Gillinggate, Kendal
 Total Area: 123.5 m² ... 1330 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.



Second Floor





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**