



1 Mill Yard Natland Mill Beck Lane, Kendal
£350,000



1 Mill Yard Natland Mill Beck Lane

Kendal

A well proportioned semi-detached property located within a quite area in the market town of Kendal. The house is situated to the south side of Kendal being conveniently placed for the many amenities available both in and around the market town, the mainline railway station at Oxenholme, the Lake District and Yorkshire Dales National Parks and with great road links to the M6.

The property which has many impressive features briefly comprises an entrance hall, open plan living area, utility room and cloakroom to the ground floor. The first floor offers two bedrooms one with an en-suite and a family bathroom. The property benefits from double glazing and gas central heating.

Outside the property has an enclosed yard to the rear which leads to the front of the property which also has a paved area for seating and potted plants. There is a garage for one vehicle and driveway parking.

GROUND FLOOR

OPEN PLAN LIVING AREA

23' 10" x 16' 3" (7.26m x 4.96m)

Both max. Two single glazed doors, three double glazed windows, two radiators, gas stove, good range of base and wall units, sink, integrated oven, electric hob with extractor/filter over, integrated fridge, breakfast bar, understairs storage, recessed spotlights, exposed beams, wood flooring.

UTILITY ROOM

7' 11" x 4' 6" (2.42m x 1.37m)

Both max. Plumbing for washer dryer, gas combination boiler, recessed spotlights.

CLOAKROOM

7' 10" x 4' 6" (2.39m x 1.38m)

Both max. Double glazed window, radiator, W.C. wash hand basin to vanity, exposed beams.

ENTRANCE HALL

12' 8" x 7' 3" (3.86m x 2.22m)

Both max. Double glazed door, double glazed windows, radiator.

PORCH

6' 4" x 4' 5" (1.94m x 1.35m)

Both max. Double glazed door, double glazed windows, recessed spotlights, exposed beams.





FIRST FLOOR

BEDROOM

16' 4" x 8' 3" (4.99m x 2.52m)

Both max. Double glazed window, double glazed roof window, radiator, exposed beams.

EN-SUITE

6' 5" x 3' 9" (1.95m x 1.15m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights.

BEDROOM

11' 9" x 7' 1" (3.57m x 2.16m)

Both max. Double glazed window, radiator.

BATHROOM

10' 1" x 7' 7" (3.07m x 2.31m)

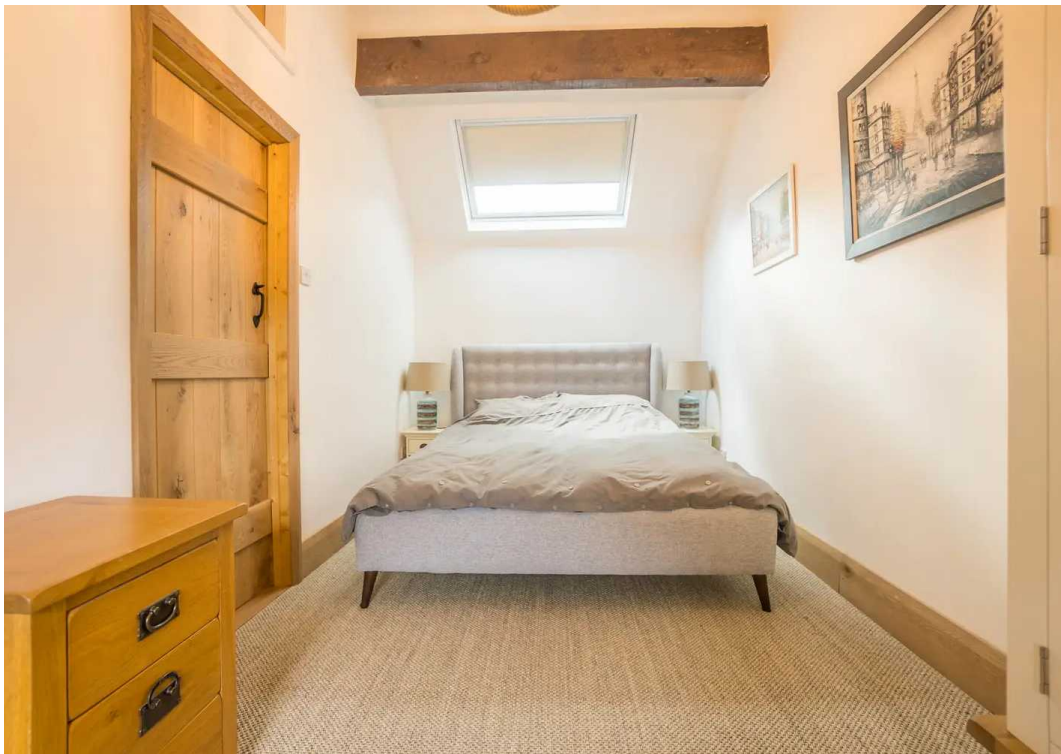
Both max. Double glazed roof window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower fitment over, partial tiling to walls, extractor fan, built in cupboard, tiled flooring.

LANDING

8' 1" x 3' 3" (2.47m x 0.99m)

Both max. Double glazed window, loft access, exposed beams.





OUTSIDE

An enclosed paved yard to the rear of the property which then leads round to the front of the house which also has a paved area for seating.

GARAGE

17' 09" x 9' 67" (5.21m x 2.95m) Up and over door.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

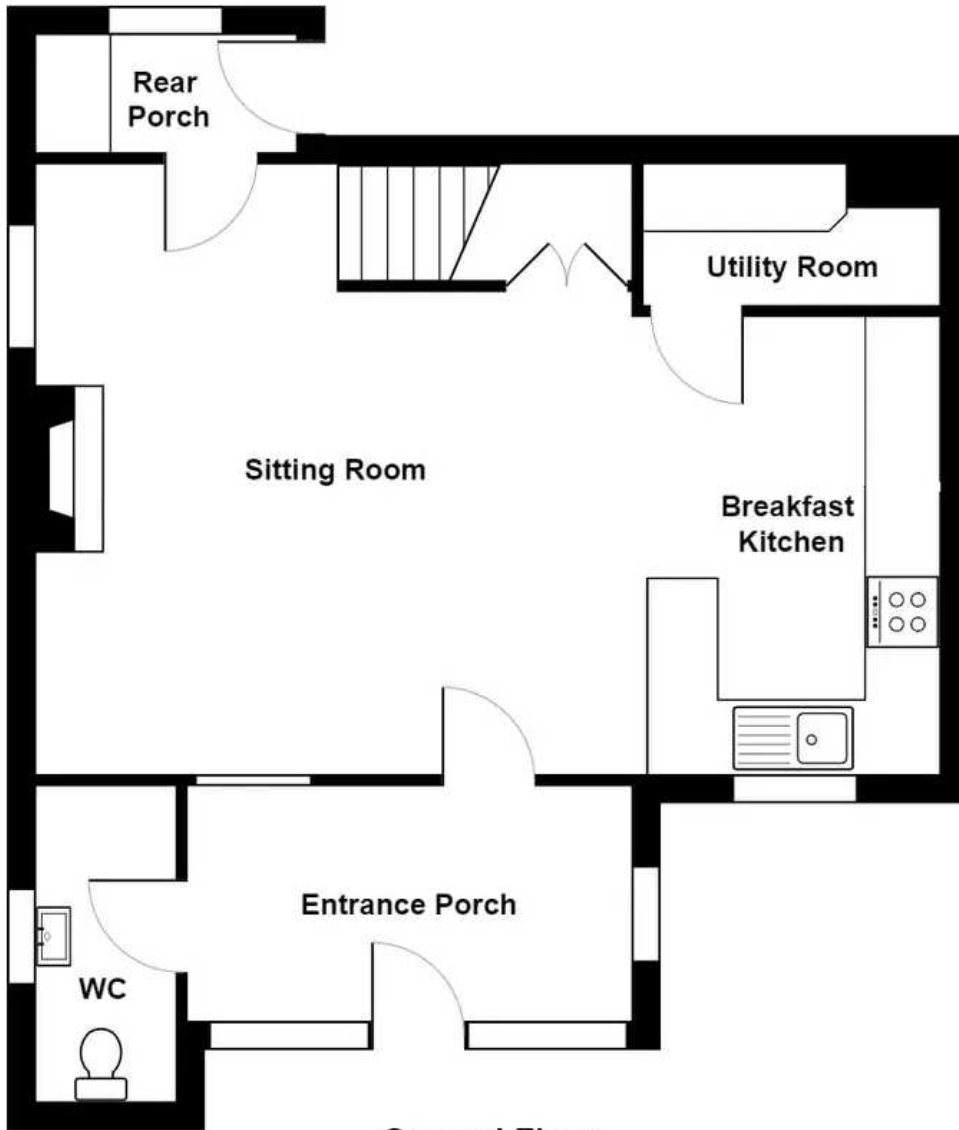
TENURE: FREEHOLD

DIRECTIONS

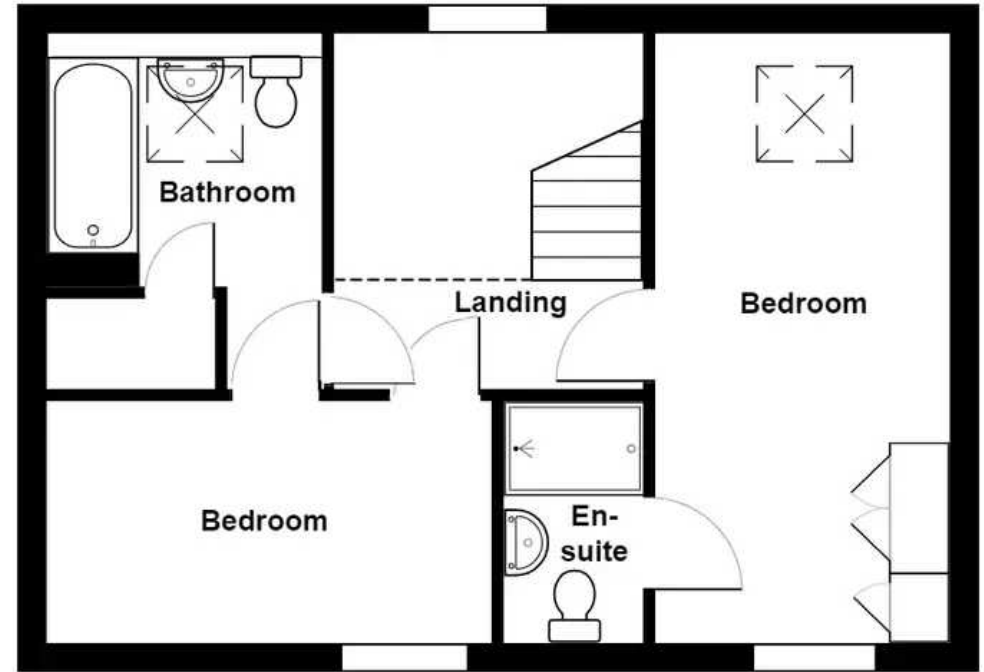
take the third exit at the round about on burton road located at Asda onto Natland Mill Beck Lane, follow the road and take the second left down the hill. 1 Mill Yard is located on the right hand side.

WHAT3WORDS:trains.pile.hotel





Ground Floor



First Floor

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