



Kendal

£325,000

66 Gillinggate, Kendal, Cumbria, LA9 4JB

A most attractive period town house that has been altered and improved by the vendors into a warm and welcoming home. The property offers living space over three floors, and is situated to the south of the town centre close to Abbot Hall and the Brewery Arts Centre and with the benefit private walled courtyard garden.

Tastefully decorated and well presented blending period character with 21st century comforts, this house offers really good space with a sitting room and fitted dining kitchen, a large utility room and three bedrooms and a modern bathroom. With no upward chain early possession is available. The next step is an appointment to view.

Quick Overview

- Characterful period town house
- Sitting room and excellent dining kitchen
- Three good bedrooms
- Modern bathroom
- Attractive walled courtyard to the rear
- Gas central heating and refurbished sash windows
- Distant views to the rear
- Within easy walking of the town centre
- No upward chain with early possession available
- Broadband Speed 1000 Mbps



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1000 Mbps



On-Road
Parking

Property Reference: K6692



Courtyard Garden



Sitting Room



Dining Kitchen



Original Range

Location: Situated on the south side of the Market Town of Kendal being close to the Brewery Arts Centre and cinema, restaurants and Abbott Hall Park and children's play area. The property can be found by way of Kirkland by turning left onto Gillinggate opposite the entrance to Abbott Hall Park. Proceed up the hill and number 66 can then be found on your right hand side.

Note:

South Lakeland District Council operates a residents parking scheme where each property is entitled to two free permits for parking in the local vicinity.

Property Overview: The present owners of this period stone and slate town house have in recent years updated and improved the original layout, blending many original features from plaster corning and picture rails, to polished wood flooring and the refurbishment of the original sash windows together with the addition of a double bedroom in the loft space.

On the ground floor is the vestibule entrance with original glazed panelled door and plaster corning. A part glazed pine door then opens into the;

Welcoming hallway with its polished wood floor that runs through into both the sitting room and dining kitchen. Again with original plaster corning and a feature archway and arched alcove with shelving. Staircase to first floor.

Overlooking the front garden is the sitting room with its bay window and open fireplace with slate hearth and woodburning stove and two matching arched fireside alcoves with shelving.

To the rear off the hall is a the dining kitchen that overlooks the courtyard garden. A warm and welcoming room with two contemporary radiators and the original black leaded range with open fire, fitted pine cupboards. The kitchen has recently been installed with a range of wall, base and drawer units with complementary granite worktops with drainer and inset stainless steel bowl, and co-ordinating glazed splash backs. Kitchen appliances include a built in double oven and five ring gas hob with cooker hood and an integrated dishwasher. A deep under stairs cupboard provides excellent storage.

The adjoining utility room has two windows and a part glazed door to the courtyard. A room that offers great space with tiled flooring, and solid wood work top and white butlers sink, shelving and plumbing for washing machine. Bisasi gas central heating boiler, down lights.



Sitting Room



Dining Kitchen



Dining Kitchen



Bedroom 1



Bedroom 2



Bathroom

Upstairs on the first floor you will find a split landing and bedrooms one and two. A door on the landing opens into an inner landing where you will find the bathroom and a timber staircase that leads up to the third bedroom.

Bedroom 1 on the front elevation enjoys a pleasant aspect having two sash windows and a pretty feature cast iron fireplace.

Bedroom 2 overlooks the rear courtyard with a sash window, and feature cast iron fireplace.

The modern bathroom has a window and attractive part tiled walls and complementary tiled floor. A contemporary three piece suite in white comprises; a deep double ended bath with shower over, pedestal wash hand basin and WC. Fitted shelving, large wall mirror and vertical towel radiator.

Completing the picture is bedroom 3 is a good double that has been created in the attic space with three Velux roof lights and plenty of undereaves storage space.

Accommodation with approximate dimensions:

Ground Floor

Vestibule

Entrance Hall

Sitting Room

11' plus bay x 10' 9" (3.35m x 3.28m)

Dining Kitchen

13' 11" x 11' 4" (4.24m x 3.45m)

Utility Room

14' 1" x 7' (4.29m x 2.13m)

First Floor

Landing

Bedroom 1 (front)

14' 4" x 11' 2" (4.37m x 3.4m)

Bedroom 2 (rear)

8' 6" x 6' 9" (2.59m x 2.06m)

Bathroom

Second Floor

Bedroom 3

13' 10" x 8' 9 plus eaves" (4.22m x 2.67m)



Bedroom 1



Bedroom 1



Bedroom 3



Rear Courtyard



View from the rear

Outside:

There is a small walled and gated front garden with mature hedge screen and planted flower bed. To the rear is a sunny paved gated courtyard with aspect across the town to castle hill, planted borders and a decked area for the last of the evening sun.

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

Council Tax: Westmorland & Furness District Council: Band D

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Thought from the owner - A lovely house, well situated and in great condition, making a brilliant family home.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

For illustrative purposes only. Not to scale. REF: K6892

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