



**HACKNEY
& LEIGH**

Kendal

£175,000

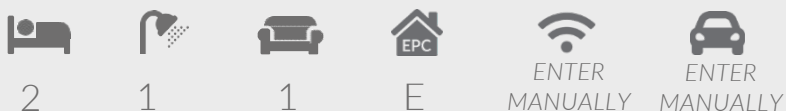
3 Beast Banks, Kendal, Cumbria, LA9 4JJ

This attractive and well presented traditional mid-terraced cottage is located in one of Kendal's conservation areas close to the heart of the town centre. The accommodation offers spacious and attractive living space with two bedrooms, a modern bathroom and kitchen, useful porch/utility room and a most welcoming living room with a wood-burning stove.

Situated in an elevated position with rooftops views from the rear across the town to Kendal Castle and only a short walk into the town centre by way of Allhallows Lane and Low Fellside. There is no upward chain and with early possession available making this property perfect for first-time buyers, investors, or those looking for a holiday home.

Quick Overview

- Traditional mid-terraced cottage
- Spacious living room with wood burning stove
- Attractive fitted kitchen & modern bathroom
- Rear porch/utility room
- Original sash windows
- Gas central heating
- Convenient location close to the town centre
- Ideal first time buyers home or for investor purchaser
- No upward chain
- Ultrafast Broad Band Speed 1000MBPS



Property Reference: K6752



Living Room



Living Room



Bathroom

Location: Found close to the heart of Kendal town centre and just a short walk away from Booths supermarket the perfect corner shop. Beast Banks is approached by taking Allhallows Lane opposite the Town Hall. Proceed a short way up the hill and just after the turning onto Lowfellside number 3 is then found on your left hand side. The rear entrance for the cottage is found to the side through a secure gated passageway that leads to the back door.

Property Overview: As you enter the cottage, you will be greeted by the welcoming living room. The polished wood floor, original sash window, and fitted pine cupboards add character to the space. The cast iron wood-burning stove on a quarry tiled hearth provides a warming atmosphere. The room also features a TV aerial point, side window, and a staircase to the first floor with a useful cupboard underneath.

The kitchen has a quarry tiled floor, radiator, and sash window. Fitted with a range of wall and base units with complementary solid wood working surfaces and an inset single drainer stainless steel sink. Kitchen appliances include a built-in oven and four-ring electric hob with a stainless-steel cooker hood and extractor. Features include a shelved alcove, exposed timbers, and a window and door leading to the utility room.

The utility room, with its high-level window and door to the yard, offers ample space for storage and plumbing for a washing machine.

Moving to the first floor, you will find a landing with fitted book shelving and a high level sash window. A walk-in cupboard houses the gas boiler and access to the roof space.

There are two double bedrooms, both with the original sash windows with deep sills and radiators.

The bathroom enjoys a view across the town. With a modern three-piece suite comprising; panel bath with shower over, pedestal wash hand basin and WC.

Note: We understand that a survey is to be undertaken to assess the damp issues in the bedrooms.

Accommodation with approximate dimensions:

Ground Floor

Living Room 18' 6 max" x 14' 5" (5.64m x 4.39m)

Kitchen 11' 1" x 8' 5" (3.38m x 2.57m)

Porch/Utility Room 11' 0" x 6' 6" (3.35m x 1.98m)

First Floor

Landing

Bedroom 1 10' 9" x 9' 9" (3.28m x 2.97m)

Bedroom 2 11' 3" x 8' 9" (3.43m x 2.67m)

Bathroom

Outside: Shared yard for bins.

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

Tenure: Freehold

Council Tax: Westmorland & Furness Council - Band B

Viewings: 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.

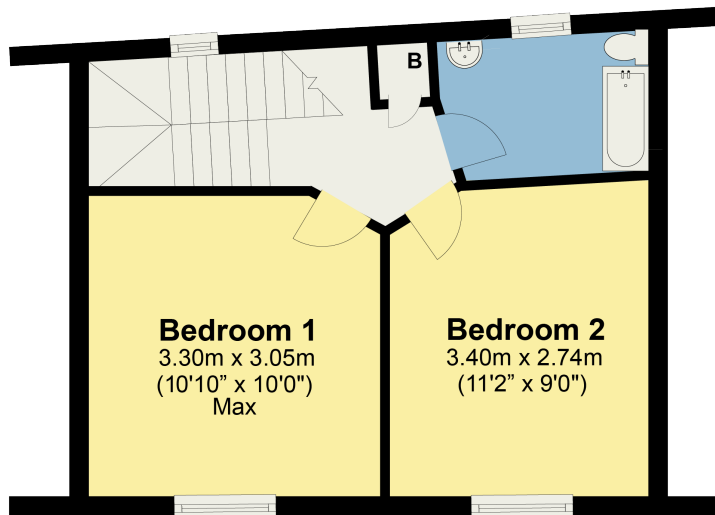
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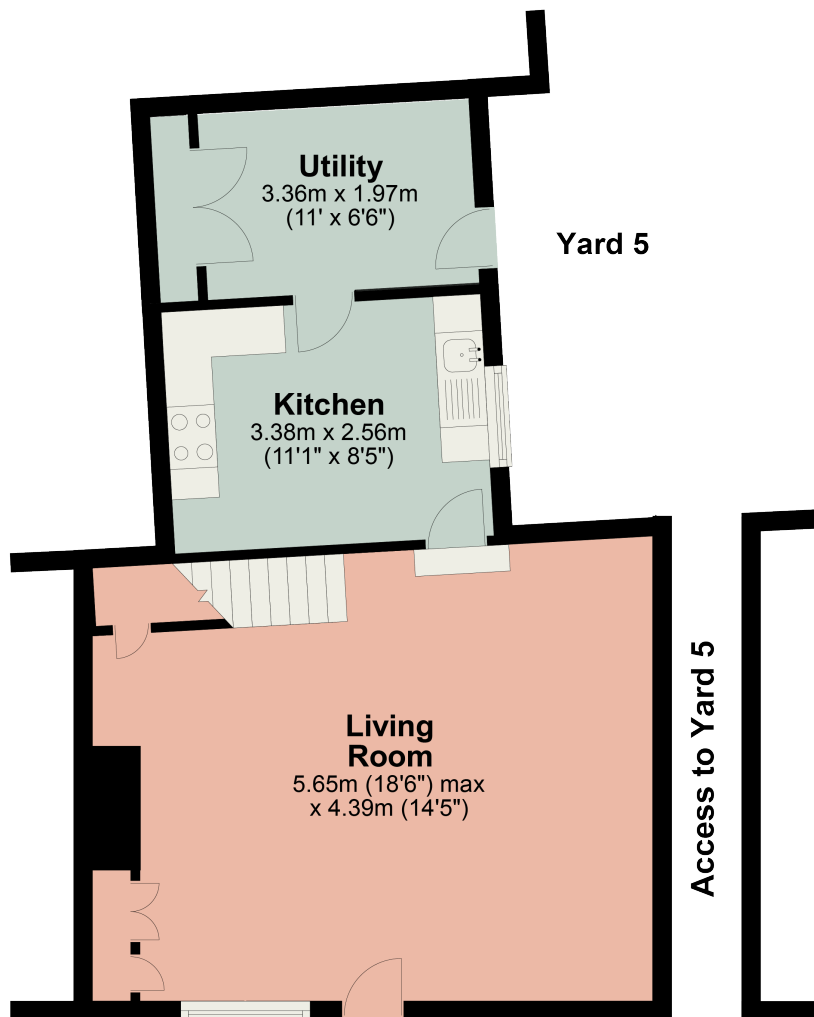
Fitted Kitchen



Staircase



First Floor



Ground Floor

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