



1 Vicars Hill, Kendal
£235,000





1 Vicars Hill

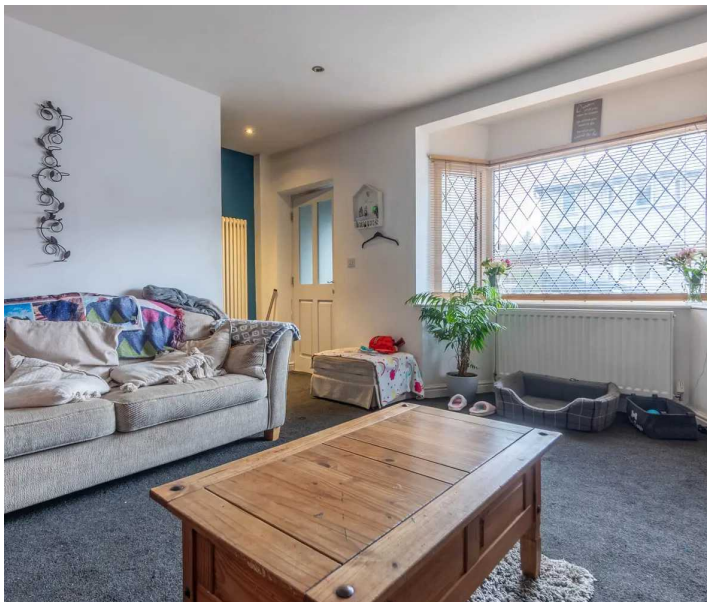
Kendal

A well proportioned end terraced property occupying a pleasant position in this popular residential location within Kendal town being convenient for all the local amenities on offer there. With easy access to local transport services, links to the Lake District National park and road links to the M6 Motorway.

The accommodation briefly comprises entrance hall, sitting room, kitchen and conservatory both with underfloor heating to the ground floor. The first floor offers three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

Outside there are gardens to the front and rear with off road parking being provided to the front.

- End terraced property
- Conservatory
- Sitting room
- Double glazing and gas central heating
- Kitchen
- Gardens to rear and front
- Three bedrooms
- Close to town centre
- Family bathroom
- Driveway parking



GROUND FLOOR

PORCH

5' 0" x 4' 7" (1.53m x 1.40m)

Both max. Double glazed door, double glazed window, radiator, tiled flooring.

SITTING ROOM

16' 3" x 14' 9" (4.95m x 4.49m)

Both max. Double glazed window, two radiators, space for a wood burning stove, understairs storage, recessed spotlights.

KITCHEN

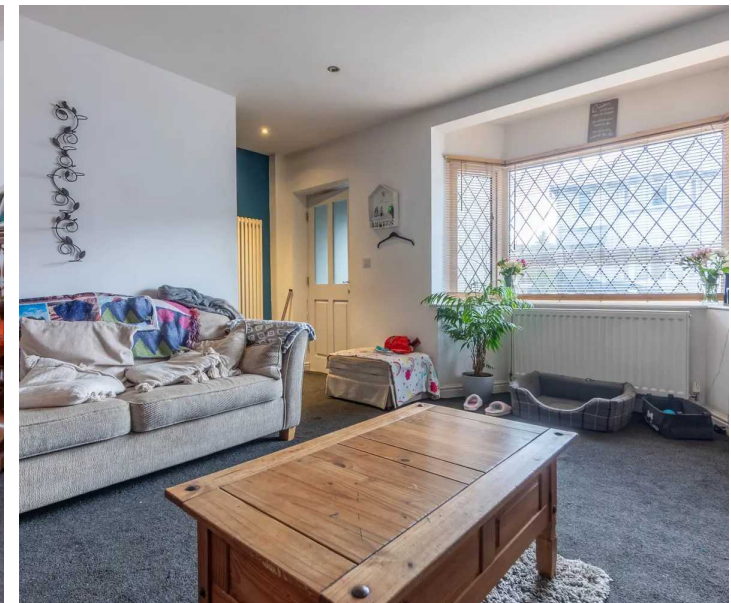
17' 0" x 10' 0" (5.17m x 3.06m)

Both max. Double glazed window, radiator, good range of base and wall units, sink, integrated oven, hob with extractor/filter over, space for fridge freezer, plumbing for washing machine, tiled splashback, tiled floor with underfloor heating.

CONSERVATORY

9' 1" x 8' 5" (2.76m x 2.56m)

Both max. Double glazed door to garden, double glazed windows, radiator, tiled floor with underfloor heating.



FIRST FLOOR

BEDROOM

12' 10" x 8' 6" (3.90m x 2.60m)

Both max. Double glazed window, radiator.

BEDROOM

11' 4" x 8' 10" (3.46m x 2.68m)

Both max. Double glazed window, radiator.

BEDROOM

8' 6" x 7' 3" (2.58m x 2.21m)

Both max. Double glazed window, radiator.

BATHROOM

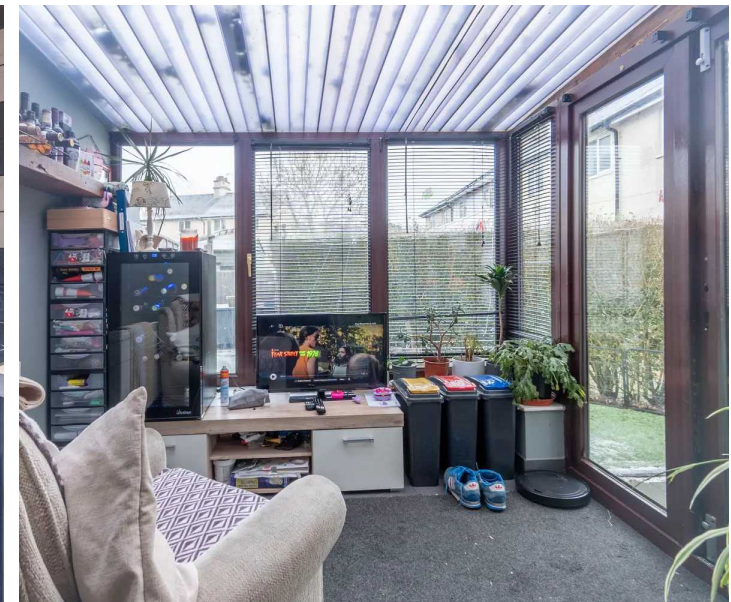
6' 4" x 5' 8" (1.94m x 1.73m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, partial tiling to walls, tiled flooring.

LANDING

6' 5" x 3' 5" (1.95m x 1.04m)

Both max. Double glazed window, loft access to the boarded loft space via integral ladder.





OUTSIDE

An enclosed garden to the rear with a patio seating area and a section of artificial turf with space for potted plants and at the rear of the garden there is a wooden gate which leads to an additional garden area. To the front is a gravelled area next to driveway parking.

DRIVEWAY

Off road parking.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND B

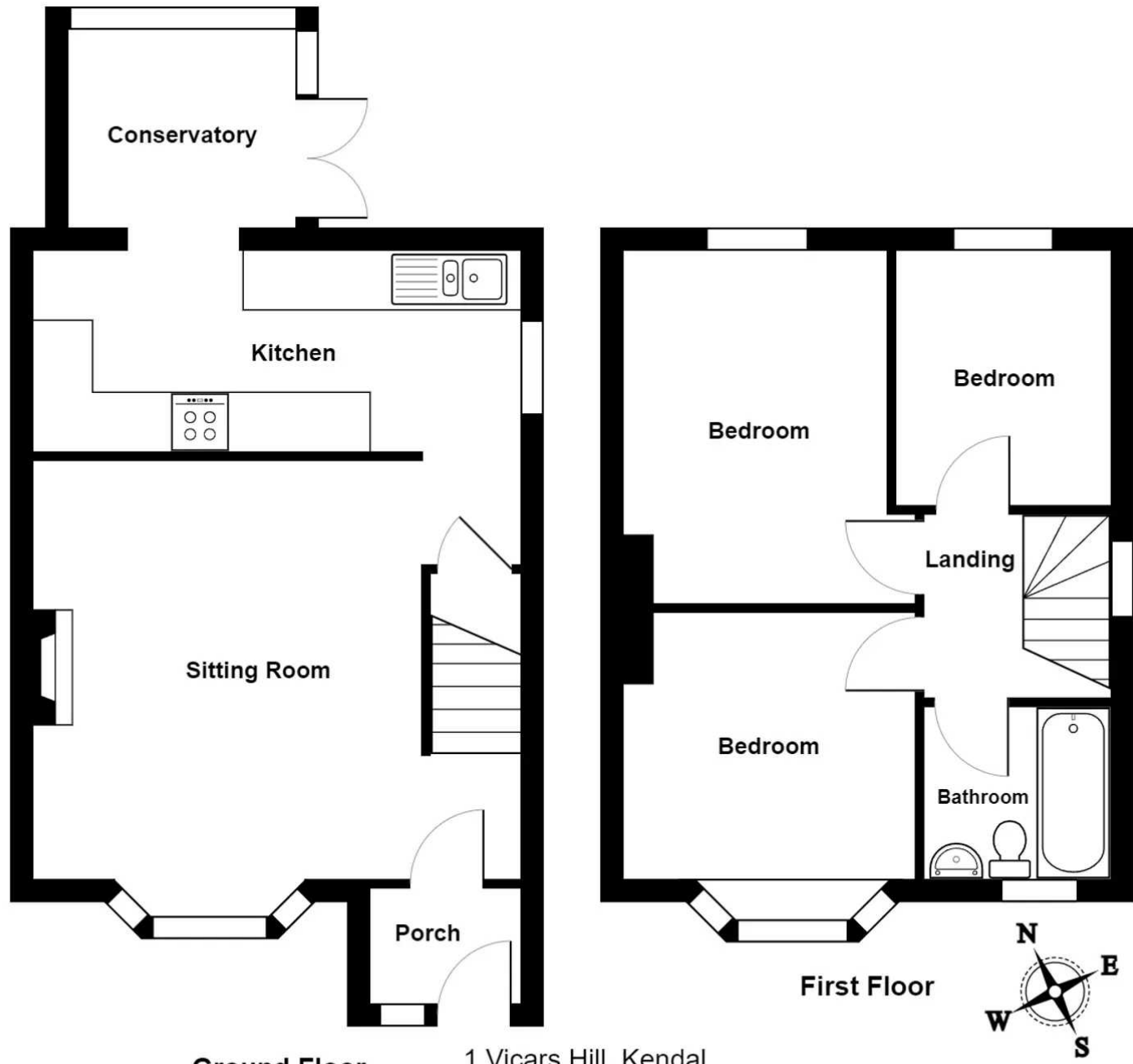
TENURE: FREEHOLD

DIRECTIONS

Entering Kendal along Milnthorpe Road proceed through the traffic lights and go past the collage on the left hand side and then take the second turning on the left on to Glebe Road. Continue along Glebe Road to find Vicars Hill located on the left, take the turning where number 1 is on the right hand side.

WHAT3WORDS: leap.taped.bulb





Ground Floor

1 Vicars Hill, Kendal

Total Area: 73.0 m² ... 786 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Your Local Estate Agents **Thomson Hayton Winkley**



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