

Ambleside

£275,000

19 Kirkfield Rise, Ambleside, Cumbria, LA22 9DX

A lovely mid terraced family home set in an elevated location overlooking neighbouring properties with views of Wansfell. Offering 2 bedroomed accommodation, having gas fired central heating and a rear Lakeland paved patio. Local Occupancy Condition applies.

Quick Overview

2 Bedroomed family home

Mid terraced house

1 reception/ 1 bathroom

A short stroll from central Ambleside

No Chain

Gas central heating

Close to local amenities.

Occupancy conditions apply

Off road parking for one car

Ultrafast 1000Mbps Broadband*



2



1



1



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Ultrafast
Broadband



Off Road Parking
Space

Property Reference: AM4032



Aerial



Lounge



Kitchen



Kitchen

Location The property is situated in a quiet cul de sac in a modern residential area on the north eastern outskirts of the popular village of Ambleside. Facing south east and enjoying a quiet position there are pleasant views to the front. From the centre of Ambleside turn right at the mini roundabout at the top of Rydal Road heading up Smithy Brow, continue along Kirkstone Road before turning left into Hill Top Road a short distance up the hill opposite The Kirkstone Foot. Keeping left continue to the top of this road which becomes Kirkfield Rise. Bearing left again and the property can be found on the left with car parking provision directly in front.

What3words ///solid.caravans.tall

Description Kirkfield Rise is a lovely quiet cul-de-sac just a few moments walk out of central Ambleside which means that all facilities are immediately on hand. You can stroll from the doorstep down to the shops, the school, the cinema or the pub or hike onto the high fells which surround the town without needing the car.

19 Kirkfield Rise is a loved family home, situated towards the middle of a terrace. The accommodation comprises of entrance porch with built in storage space perfect for coats and boots leading to a bright lounge with a large picture window with views towards Wansfell, ideal for gathering with friends and family with the wood burning stove on a slate hearth creating warmth. The breakfast kitchen with ample space to cook, relax and dine has complementary work surfaces and integrated appliances including a four ring gas hob, oven and a Bosch Dishwasher with a conservatory dining area creating a bright and inviting space. An external door leads to the rear Lakeland paved patio perfect to relax at the end of the day. There is also a shed perfect for storage of bikes and outdoor equipment with a separate timber store. On the first floor are 2 bedrooms one which is currently used as an office space and a storage cupboard. On the third floor there is an attic room with additional under eaves storage. The family bathroom is part tiled and has a four piece suite comprising a bath, walk in shower, a wash basin set above a stylish vanity unit of drawers, and a WC.

The property is for occupation by local people who, for a period of 3 years immediately preceding purchase, has had his or her place of work in The National Park or area or had his or her only or principle home in such a region.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Porch

Open Plan Kitchen/Dining Room

Lounge 12' 4" x 11' 4" (3.76m x 3.45m)

Kitchen 11' 4" x 8' 9" (3.45m x 2.67m)

Conservatory 7' 2" x 6' 9" (2.18m x 2.06m)

First Floor

Bedroom 1 13' 0" x 8' 2" (3.96m x 2.50m)

Bedroom 2 8' 11" x 6' 0" (2.71m x 1.84m)

Family Bathroom

Second Floor

Attic Room 11' 2" x 7' 7" (3.40m x 2.32m)

Outside

Rear Lakeland Paved Patio

Parking Parking provision at the front.

Property Information

Services Mains gas, electricity, water and drainage.
Gas central heating to radiators.

Tenure Freehold.

Council Tax Westmorland and Furness District Council
Band C.

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



Conservatory



Bedroom 1

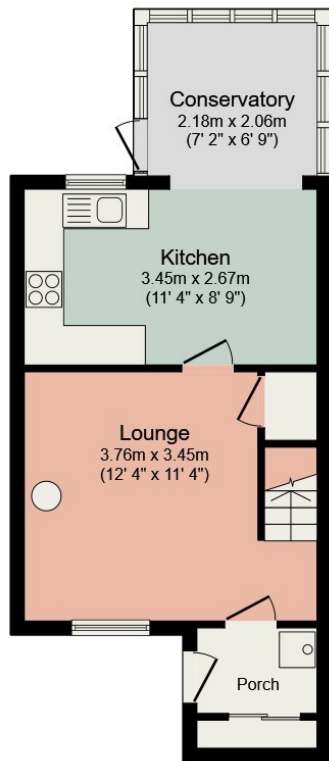


Attic Room

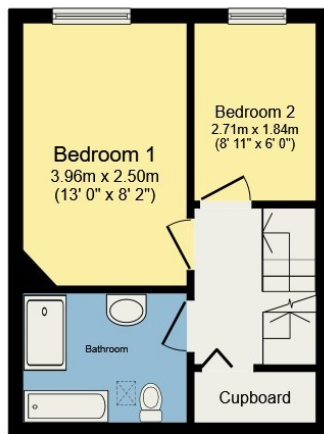


View of Wansfell from Property

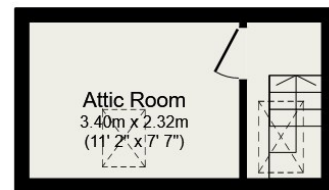
Kirkfield Rise, Ambleside



Ground Floor



First Floor



Second Floor

Total floor area 77.0 m² (828 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon

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