



# Kendal

£165,000

63 Websters Yard, Highgate, Kendal, Cumbria, LA9 4HA

Tucked away from the hustle and bustle of the town centre, 63 Websters Yard is an excellent two bedroom terraced property that enjoys an elevated location. The easy to manage layout has the benefit of a bathroom and two double bedrooms on the first floor and a fitted kitchen and a living room with French doors on the ground floor onto a courtyard.

The property benefits from that all important private undercover parking space. Located within minutes of the town centre and all its amenities - this property will make an ideal home for the first time buyer, investor purchase or those seeking a bolt hole in this popular market town known as the 'Gateway to the Lakes'.

## Quick Overview

- Easy to maintain terraced property
- Living room with French doors onto a front courtyard
- Dining Kitchen
- Two double bedrooms
- Three piece suite bathroom
- Located close to the centre of Kendal town
- Close to local amenities
- Undercover parking space
- No upward chain
- Superfast broadband available



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Superfast broadband available



Undercover parking space

Property Reference: K6834





Living Room



Dining Kitchen



Dining Kitchen



Bathroom

**Location:** Primary access to the property is through the coloured, wrought iron gates into Websters Yard off Highgate, opposite Iceland. Proceed through the atrium to the steps at the rear of the yard which lead an enclosed courtyards continue under the stone archway into a second enclosed courtyard with number 63 being found on your left.

Kendal Town known as the 'Gateway' to the Lakes boasts a library, supermarkets, churches, banks and medical practices, as well as specialist artisan providers and independent traders. A leisure centre is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

**Property Overview:** Nestled in a peaceful area away from Kendal town centre, this two-bedroom, easy to maintain, terraced property with front courtyard with mature trees, offers an elevated position and a well-planned layout. Featuring a fitted kitchen, a living room, two double bedrooms and a bathroom. The property also includes a private undercover parking space. Just minutes from town centre amenities, it's an ideal choice for first-time buyers, investors, or those seeking a no upward chain property in this popular market town, known as the 'Gateway to the Lakes'.

Stepping into the entrance hall there is a return staircase leading to the first floor. A door leads you into the living room with French doors opening to the front courtyard in front of the property. There is a useful under stairs cupboard, ideal for everyday storage.

The kitchen is fitted with a range of wall, base and drawer units with complementary countertops with inset stainless steel sink with drainer. Kitchen appliances include; a built-in Beko oven, four ring gas hob with extractor hood over. There is an integrated dishwasher, plumbing for a washing machine and space for an upright freezer. There is space for a set of dining table and chairs whilst enjoying an outlook through the courtyard towards town.

Upstairs, on the landing there is access to the boarded loft via a hatch with ladder, great for storage.

Bedroom one and two are both double rooms. Bedroom one features French doors leading to a Juliet balcony overlooking the front aspect.

To complete the picture is the bathroom. with part tiled walls. A three piece suit comprises; a panel bath with shower over, W.C and pedestal wash hand basin.



**Accommodation with approximate dimensions:**

**Ground Floor:**

**Entrance Hall**

**Living Room**

15' 7" x 10' 4" (4.76m x 3.15m)

**Dining Kitchen**

21' 3" x 10' 4" (6.48m x 3.15m)

**First Floor:**

**Landing**

**Bedroom One**

15' 7" x 8' 2" (4.76m x 2.49m)

**Bedroom Two**

15' 7" x 8' 3" (4.75m x 2.54m)

**Bathroom**

**Outside:** There is a private allocated under cover parking space, which is accessed by way of the new Inn Yard to the side of the development.

To the front of the property is a paved courtyard, the perfect spot to sit and unwind with a coffee or perhaps sit out and enjoy time with friends and family.

**Tenure:** Leasehold - Held on the balance of a 999 year lease from 1988

Car Park payable quarterly in advance at £49.31

Quarterly Service Charge in advance at £152.25

Quarterly Sinking Fund in advance at £189.00

Ground Rent - £100.00 for the year 2024

Buildings Insurance 2023 is £355.50 payable per annum

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

**Council Tax:** Westmorland and 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.

**What3Words:** ///axed.sting.gangs

**Agents Note:** The flat is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.

Please note, the area to the front of the property is owned by number 63 Websters Yard. A plan can be provided on a scheduled viewing or upon request.



Bedroom One



Bedroom Two



Views down the alley

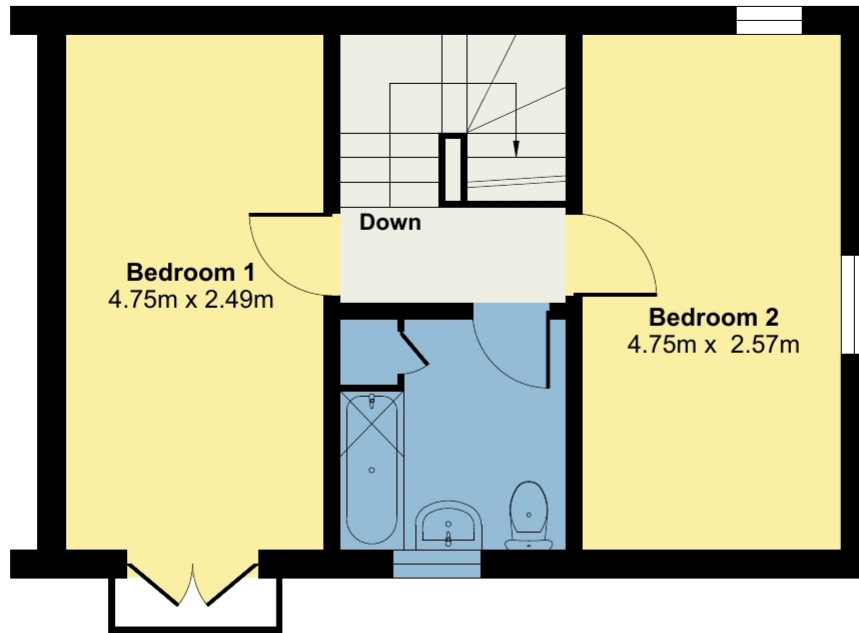




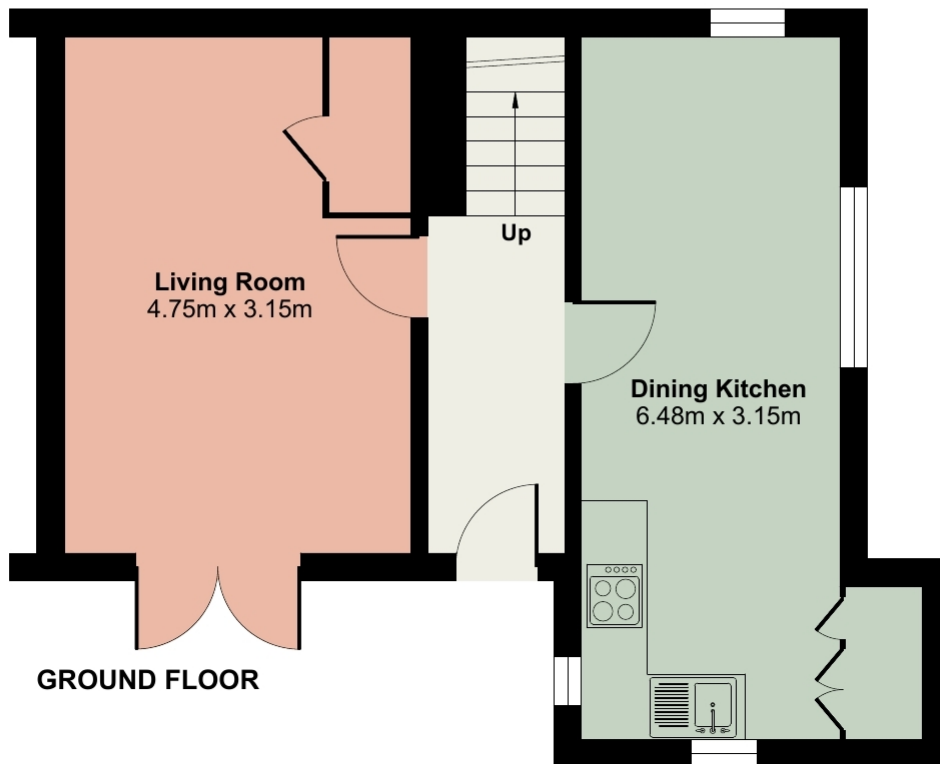
# Websters Yard, Kendal, LA9

Approximate Area = 792 sq ft / 73.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1124539

A thought from the owners..."This is a lovely, bright and sunny place to live with a sizeable front courtyard located within the communal gardens, which is a real bonus!"

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