



Kendal

£175,000

66 Websters Yard, Highgate, Kendal, LA9 4HA

Offering accommodation over three levels to benefit from the excellent town views, this updated 'hidden' home is in a great location for those seeking a peaceful position in the town yet on the doorstep of all town amenities and train and bus services. Easily managed and enjoying replacement contemporary dining kitchen, cloaks and bathroom with sizeable lounge at first floor level and two double bedrooms on the second floor this is a deceptively spacious home. Covered, allocated parking is a valuable addition and there is no upward chain.

Located off Highgate, this property will suit a range of buyers including investors, first time buyers, retired persons and those looking for an easy lockup and leave which is ready to walk into!

Quick Overview

- Spacious two bedroom maisonette
- 2 double bedrooms
- Contemporary fitted kitchen
- Replacement bathroom and WC
- Easily managed and conveniently placed
- Gas central heating
- Arranged over 3 floor
- Designated covered parking
- No upward chain
- Openreach Superfast Broadband available



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Openreach
Superfast
available



Allocated covered
parking

Property Reference: K6883



Kitchen



Kitchen diner



Lounge



Lounge

Property Overview 66 Websters Yard is nestled in a tranquil setting just off Kendal Town Centre, this delightful three-storey property offers a perfect blend of convenience and charm. Ideally located close to all amenities, including the renowned Brewery Arts Centre, Booths Supermarket, recreational areas, restaurants, shops, bars and library, this well-presented home is perfect for those seeking an easily managed residence or a second home.

Upon entering the entrance hall you will see there is a convenient and recently modernised cloakroom with WC and wash hand basin. Chrome heated rail and understairs storage. Stairs lead to the upper floor and attractive wood effect flooring flows through into the dining kitchen. You are greeted by a recently updated, stylish contemporary kitchen, complete with integrated items including 4 ring electric hob with canopy over, built in oven and dishwasher. Plumbing for washing machine and recess for fridge freezer. There is a marble effect worksurface incorporating a resin style bowl & ½ sink unit with mixer tap. The room is of good proportions and great for entertaining. Aspect to front from double glazed window.

Ascending to the first floor, you'll find two good size storage cupboards. Located at this level is a spacious and inviting lounge, perfect for relaxing and 3 velux rooflights which allows natural light to flood in. At second floor level there are two generously sized double bedrooms, Bedroom One enjoying a built in triple wardrobe with hanging and shelving. This room also benefits from a front aspect and Bedroom Two has a velux rooflight and side aspect which again provides for a light and airy room. The adjacent, updated bathroom enjoys a three piece suite with panelled bath, WC and wash hand basin. Marble effect panelling to walls, chrome heated rail and Velux rooflight.

Outside, the property offers covered parking, ensuring your vehicle is protected from the elements. This charming home is ideal for those seeking a conveniently placed, easily managed residence in the heart of Kendal.

Don't miss the opportunity to make this delightful property your own. Contact us today to arrange a viewing.

Accommodation with approximate dimensions

Entrance Hall

Dining Kitchen

13' 6" x 10' 5" (4.12m x 3.20m)

Cloakroom

First Floor Landing

Lounge

20' 4" x 9' 10" (6.20m x 3.00m)

Second Floor Landing

Bedroom One

10' 9" x 9' 2" (3.30m x 2.80m)

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.50m)

Bathroom

Parking Allocated covered parking within closely located designated parking area.

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

Council Tax Band C

Tenure Leasehold. Remainder of 999 year lease which commenced July 1988.

Current charges are as follows:

£341.23 per quarter - cost per apartment for period ending 31st December 2023

£100 per annum ground rent

Viewings Strictly by appointment with Hackney & Leigh Kendal Office

What2words Location & Directions

From our office on foot proceed to the traffic lights at the Town Hall continue straight on into Highgate and beyond the Shakespeare Inn. The primary access to the property is through the coloured, wrought iron gates 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 66 being found ahead of you on the left beyond the steps.

A thought from the owners... " I fell in love with this property when I first entered into the living room. The view of the hills, the town hall clock and listening to song birds provides a tranquil refuge"



Bedroom One



Bedroom Two



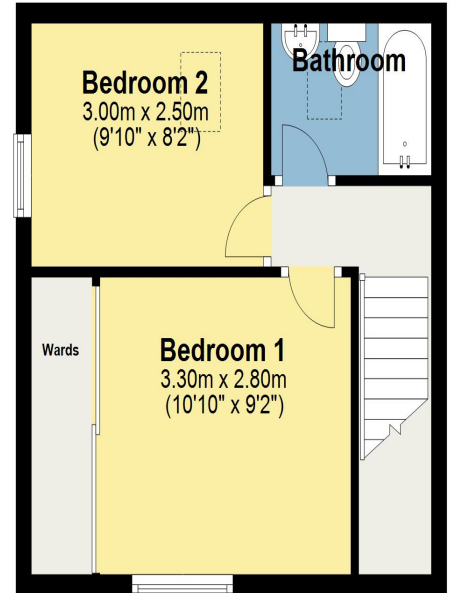
Bathroom



View

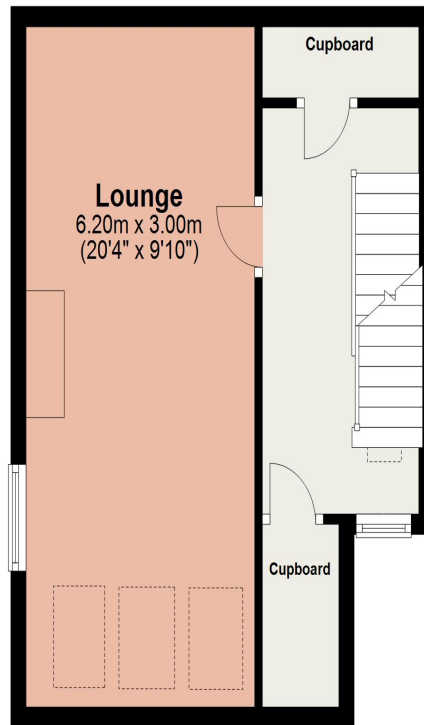
Second Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



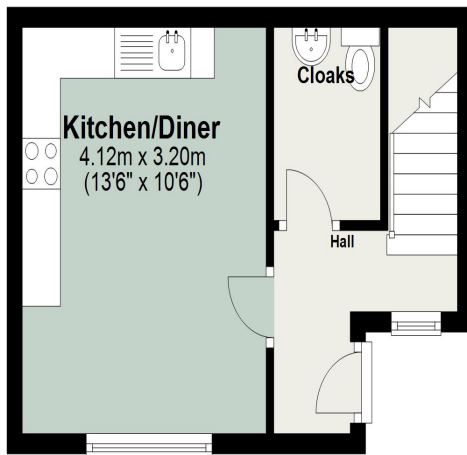
First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Ground Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



Total area: approx. 80.4 sq. metres (864.9 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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