



# Kendal

£180,000

19 White Moss Court, Kendal, Cumbria, LA9 5RD

19 White Moss Court is a two-bedroom mid-terraced property offering an ideal home for first-time buyers or investors, this home promises a lifestyle of ease with no upward chain to complicate your move. As you step inside, you are greeted by a welcoming living room, a space perfect for relaxation or entertaining guests. The room seamlessly connects to the rear garden, inviting you to enjoy the outdoors from the comfort of your home from your sliding patio doors.

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## Quick Overview

- Mid-terraced house
- Two bedrooms
- Fitted kitchen
- Rear gardens

Perfect to be a home or investment opportunity

- No upward chain
- Cul-de-sac position
- Off road parking
- Ultrafast Broadband



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: K6979



Living Room



Living Room



Kitchen



Kitchen

The fitted kitchen is a practical space, equipped with integrated appliances such as an oven, 4 ring job, extractor fan and stainless steel sink with ample wall and base units perfect for storage. Additional storage is provided by the understairs cupboard, ensuring a clutter-free environment and making everyday living a breeze.

Upstairs, you will find two well-proportioned bedrooms. One bedroom features a built-in wardrobe and additional storage, offering plenty of space for your belongings. The second bedroom is equally inviting, perfect for a guest room, home office, or nursery. The house bathroom is also on this floor comprising a wc, wash basin and paneled bath with shower over.

This property is not just a home but a smart investment opportunity. Located a short distance away from Kendal town, which offers a wealth of local amenities. Enjoy a variety of shops, cafes, and restaurants, as well as excellent schools, healthcare facilities, and recreational areas. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond. With no upward chain, it presents a hassle-free purchase for those looking to expand their property portfolio. Arrange a viewing today and step into your future home.

**Accommodation (with approximate dimensions):**

**Ground Floor:**

**Entrance Hall**

**Living Room** 15' 5" x 12' 9" (4.72m x 3.91m)

**Kitchen** 12' 0" x 6' 7" (3.68m x 2.01m)

**First Floor:**

**Landing**

**Bedroom One** 12' 11" x 9' 8" (3.94m x 2.97m)

**Bedroom Two** 11' 1" x 9' 8" (3.40m x 2.97m)

**Bathroom**

**Property Information:**

**Parking:** There is off road parking available.

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness - Band B.

**Services:** Mains electricity, mains gas, mains water and mains drainage. Also having ultra-fast broadband\* available to the property.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices. This property is an EPC band D.

Request a Viewing Online or Call 01539 729711

**What3words & Directions:** ///scrolled.sparks.pats

White Moss Court can be found by leaving Kendal on the Windermere Road, taking the turning right into Garth Brow then right onto Hallgarth Circle. Follow this road past the convenience store/post office, then turn immediately right then left then right onto Acre Moss Lane. Follow this road and the turning for White Moss Court is then on the left. The flat is in the row of terraced properties to your right.

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Disclaimer:** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/08/2024.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



House Bathroom



Garden

# White Moss Court, Kendal, LA9

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1214572

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