

## Blackhall Road

£150,000

4 Greencoats Yard , Blackhall Road, Kendal, Cumbria, LA9 4XA

Discover the perfect blend of style and practicality in this beautifully designed one-bedroom maisonette. Proceed up the external stairwell and through the glazed door to the communal area. As you enter 4 Greencoats Yard, you'll find a storage cupboard under the stairs, ideal for keeping coats and shoes neatly tucked away. This space is also thoughtfully plumbed for a washer/dryer, adding convenience to your daily routine.

### Quick Overview

- One bedroom maisonette
- Abundance of characterful features
- Excellent fitted kitchen
- Kendal Train and Bus station closeby
- Shared courtyard
- Arranged over two floors
- Ideal for a first time buyer
- Fully double glazed
- Easily managed and conveniently placed
- Ultrafast broadband\*



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Ultrafast  
Broadband

Property Reference: K7005



Entrance Hall



Open plan Kitchen/Living Room



Open plan Kitchen/Living Room



Open plan Kitchen/Living Room

The bedroom is a haven of comfort, featuring built-in wardrobes that offer ample storage for your belongings, alongside a built-in bed that maximises the room's functionality. The shower room is appointed with a modern three-piece suite, including a walk-in shower, WC, and wash basin, also having a heated towel rail.

Venture upstairs to the heart of the home, where an open-plan living/dining room awaits. This inviting space boasts a beautifully fitted kitchen, complete with integrated appliances of a Lamona oven, 4 ring electric hob, extractor fan and stainless steel sink that cater to all your culinary needs. The cosy living area is perfect for relaxing or entertaining, providing a warm and welcoming environment to spend quality time with friends and family. Also benefitting from a shared cupboard having space for bikes and gardening tools.

This maisonette is more than just a home; it's a lifestyle choice for those who appreciate contemporary design and efficient use of space. Situated in a sought-after location, you'll enjoy easy access to Kendal town centre, benefitting from local amenities such as independent shops, wine bars and restaurants, The Brewery Arts Centre, riverside and Castle walks and transport links are close by, including Kendal bus and train station and mainline Oxenholme station for links to Euston and Glasgow and the M6 motorway, whilst being a short distance from the stunning natural beauty of the Lake District National Park.

Don't miss the chance to make this charming maisonette your own. Arrange a viewing today and experience a home where every detail has been meticulously crafted for your comfort and enjoyment.

Accommodation with approximate dimensions:

Ground Floor:

Entrance hall

Storage cupboard

Bedroom 10' 5" x 6' 2" (3.20m x 1.90m)

Shower Room

First Floor:

Open plan Kitchen/Living Room 20' 6" x 14' 1" (6.25m x 4.31m)

### Property Information:

**Tenure:** Leasehold - 999 years from 26th of September 1988. 962 years remaining.

Service charge - £120 per annum covering external repairs, and cleaning and maintenance of communal areas.

Ground Rent - £10 per annum.

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

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

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

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

**What3words & Location:** ///host.towers.until

Greencoats Yard can be found on Blackhall Road just before the traffic lights through a green ornate arch, in a convenient location with the multi storey car park and shopping centre next door and within easy walking of the bus station, the railway station church and River Kent

### Anti-Money Laundering Regulations (AML):

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).



Open plan Kitchen/Living Room



Bedroom



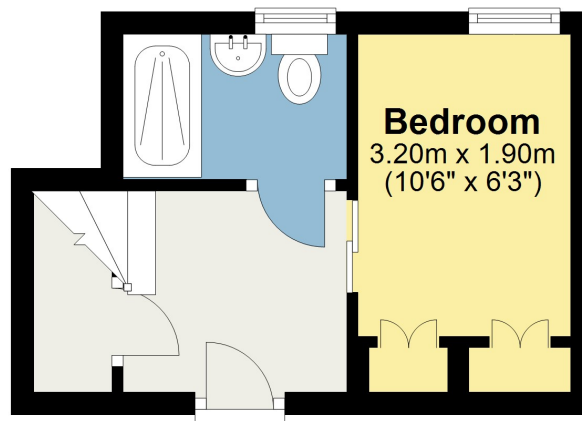
Bedroom



Shower Room

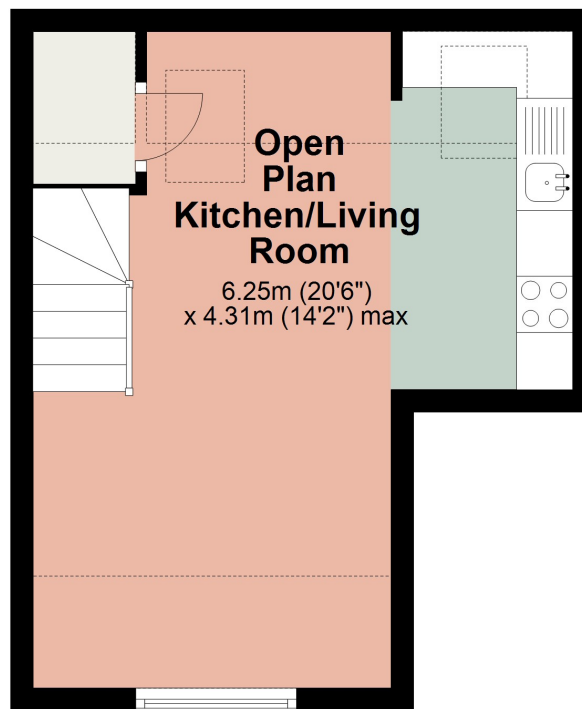
## Ground Floor

Approx. 14.6 sq. metres (157.2 sq. feet)



## First Floor

Approx. 23.8 sq. metres (256.0 sq. feet)



**Total area: approx. 38.4 sq. metres (413.1 sq. feet)**

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 them. REF:  
Plan produced using PlanUp.

**A thought from the owners...**'It's a perfect location with great views, I feel the authentic beams give the place a really cosy feel with a modern contemporary twist with a lot of character. The bedroom and lounge/kitchen area have also been fitted with new made to measure blinds. The stair runner is also bespoke as each step is a different measurement- I feel this is a key feature to the house'

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 07/01/2025.

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