

Kendal

£275,000

24 High Fellside, Kendal, Cumbria, LA9 4JG

An architect-designed two-bedroom townhouse offering unique living space arranged over five levels, enjoying splendid views across the town and beyond. The property benefits from a small patio garden and a private undercover parking space. Situated in a quiet yet convenient location within the conservation area, it's ideally positioned for those who wish to leave the car behind and walk into the town centre via Allhallows Lane. This home is perfect as a permanent residence or as a charming bolt hole in the Lake District.

On entering the ground floor, there is a useful storage cupboard and stairs leading to both the lower ground and first floors. This level also provides access to a cloakroom fitted with a WC, wash hand basin, part tiled walls and tiled flooring. Bedroom two is also located on this floor, an L-shaped double room with a front aspect, built-in wardrobe and access to loft space via a pull-down ladder.



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Ultrafast
Broadband
Available



Allocated Parking

Quick Overview

Well presented town house

Close to Kendal Town Centre

Splendid views across town and beyond!

Spacious living space laid out over five levels

Two double bedrooms

Shower room and cloakroom

Allocated parking space and visitor parking

Patio area

Gas central heating

Ultrafast Broadband speed*

Property Reference: K7200



Ground floor landing



Dining Kitchen



Living Room



Bedroom One

The lower ground floor features a handy storage cupboard and opens into the dining kitchen, a welcoming space with fine open views across the rooftops of the town to the distant fells. French doors lead out to the patio. The kitchen is fitted with an attractive range of soft cream wall and base units and complementary wood work surfaces with a stainless steel inset sink and part tiled walls complete the design. Integrated appliances include; a double oven, four-ring ceramic electric hob with concealed extractor and lighting, fridge/freezer and microwave. Along with a dish washer, washing machine and a wall-mounted gas boiler. The tiled slate floor benefits from underfloor heating.

On the first floor, the light and airy living room features a full-height double-glazed window framing splendid views across the town to the fells beyond. The room is enhanced by an attractive fireplace fitted with coal effect gas fire and polished wood flooring.

The second floor hosts the shower room, fitted with a three-piece suite comprising a large walk-in shower cubicle, vanity unit with wash hand basin, and WC. There is also a deep sill window, heated towel rail, part tiled walls and a tiled floor.

Bedroom one occupies the third floor, offering a comfortable double room with a Velux roof light, useful storage cupboards and access to additional loft space.

Outside, the property enjoys a private undercover parking space with lighting, as well as communal visitor parking with designated parking permit. The private patio garden, enclosed by wrought iron railings, provides a pleasant outdoor space with lovely views over the town. The property further benefits from access to a communal garden, comprising a lawn with seating and borders of mature shrubs and colourful flower beds.

Call now for more details.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Bedroom Two 10' 4" x 10' 6" (3.15m x 3.21m)

Cloakroom

Lower ground floor

Kitchen 13' 6" x 10' 4" (4.14m x 3.17m)

First Floor

Landing

Living Room 13' 6" x 10' 5" (4.12m x 3.18m)

Second Floor

Landing

Shower Room

Third Floor

Bedroom One 13' 6" x 10' 3" (4.13m x 3.14m)

Parking: Allocated parking space plus visitor parking.

Property Information:

Tenure: Freehold - £35 per year for the up keep of the car park, communal gardens, pathways and other communal area's. This is managed by a small resident run committee and is optional as to whether residents wish to partake.

Council Tax: Westmorland and Furness Council - BAND D

Services: Mains electric, mains gas, mains water and mains drainage.

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

What3Words & Directions: ///myself.employ.rushed

Found in the heart of Kendal Town Centre the development of High Fellside is approached by taking Allhallows Lane opposite the Town Hall, proceed up the hill and take the 2nd turning right into Belmont proceed to the bottom of the road and turn right into High Fellside. Take the 2nd turning on the right and then left into the undercover parking area and the space for number 24 can be found straight ahead.

Viewings: Strictly by appointment with Hackney & Leigh.

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 Two



Shower Room



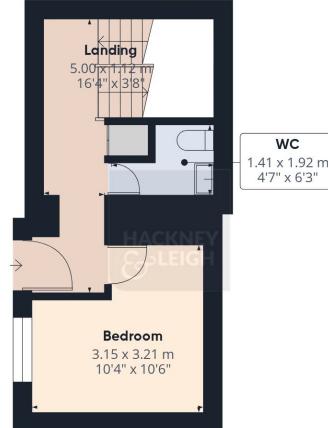
Patio



Communal garden



Floor 0



Floor 1



Approximate total area⁽¹⁾

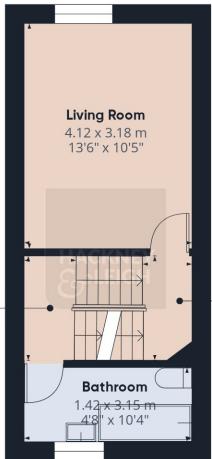
70.5 m²
758 ft²

Balconies and terraces

9 m²
97 ft²

Reduced headroom

1.4 m²
15 ft²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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