



Bank Close, Uphall Lane, Priest Hutton

Asking Price £360,000

Your Local Estate Agents
Thomson Hayton Winkley



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A beautifully presented four bedroom detached dormer bungalow with fabulous gardens located in Priest Hutton conveniently placed for Burton-in-Kendal and Carnforth. Having a sitting room, dining kitchen, four double bedrooms, bathroom, cloakroom, office, detached garage and ample parking.







ACCOMMODATION

Bank Close is a fabulous well proportioned dormer bungalow located within the desirable hamlet of Priest Hutton conveniently placed for the village of Burton in Kendal where the local amenities include a highly regarded primary school, village store & post office, church, butchers and a public house and restaurant. The village is convenient for Kirkby Lonsdale and Carnforth and is within easy reach of both the market town of Kendal and the city of Lancaster, junctions 35 and 36 of the M6 and the Lake District and Yorkshire Dales National Parks.

The beautifully presented accommodation briefly comprises an entrance hall, sitting room with multi fuel stove, excellent dining kitchen, dining room/double bedroom, further double bedroom and a bathroom to the ground floor and two double bedrooms and a cloakroom to the first floor. The bungalow has double glazing and oil fired heating.

The property also has the added advantage of being connected to B4RN Hyperfast offering 1GB download and upload speed 'the fastest available in the UK.

Outside offers beautiful gardens to the front and rear, ample driveway parking, a detached garage and a versatile home office/garden room.

GROUND FLOOR

ENTRANCE HALL

25' 0" max x 10' 11" max (7.62m x 3.33m)

Double glazed door with adjacent double glazed window, double glazed Velux window, two radiators, under stairs cupboard, coving.

SITTING ROOM

16' 10" max x 14' 5" max (5.13m x 4.39m)

Double glazed bay window, two radiators, multi fuel stove to feature fireplace, built in cupboards housing telephone point and shelving to alcove, coving, wall lights.

DINING KITCHEN

16' 9" max x 11' 9" max (5.11m x 3.58m)

Double glazed door with adjacent double glazed windows to bay, double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven and built in oven with microwave, electric hob with tiled splash back and extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine, recessed spotlights, under wall unit lighting, tiled up stands, wood flooring.

DINING ROOM/BEDROOM

16' 5" x 11' 4" (5.02m x 3.47m)

Double glazed French doors, double glazed window, radiator, built in cupboards, coving, television point, telephone point.

BEDROOM

11' 5" x 13' 10" (3.48m x 4.24m)

Double glazed window, radiator, built in wardrobes and overhead storage, coving, television point, telephone point.

BATHROOM

8' 10" x 5' 10" (2.70m x 1.79m)

Two double glazed windows, heated towel radiator, three piece suite in white comprises W.C. wash hand basin with tiled splash back and bath with tiled splash back and thermostatic shower over, extractor fan.





FIRST FLOOR

LANDING

11' 2" max x 6' 5" max (3.4m x 1.96m)

Double glazed Velux window, eaves storage.

BEDROOM

13' 0"max x 9' 6" max (3.96m x 2.9m)

Double glazed window with beautiful view, radiator, fitted hanging rail to alcove, eaves storage.

BEDROOM

11' 5" x 10' 0" (3.50m x 3.06m)

Double glazed Velux window, radiator, eaves storage.

CLOAKROOM

6' 0" x 4' 3" (1.85m x 1.30m)

Double glazed Velux window, radiator, two piece suite in white comprises W.C. and wash hand basin, wall lights, part tiling to walls.

HOME OFFICE/GARDEN ROOM

15' 2" x 8' 8" (4.63m x 2.66 m)

Double glazed French doors, two double glazed windows, double glazed Velux window, light and power, tiled flooring.

GARAGE

15' 1" x 8' 11" (4.62m x 2.72m)

Up and over door, pedestrian door, light and power, fitted shelving, spaces for tumble dryer and chest freezer.

OUTSIDE

The front of the bungalow has an ample driveway with a detached garage, a well maintained lawn bordered by established trees and shrubs including a well established apple tree and a pear tree. There is also a pond, log store and water supply. The rear of the house has a delightful garden which has a variety of established shrubs and mature trees including a weeping birch, bamboo, plum, edible cherry, cox's apple, hawthorn and a twisted hazel. There are a variety of spring flowering bulbs and the garden provides colour and interest throughout the seasons. There are three patios and a generous lawn together with a Home office/garden room with light and power.

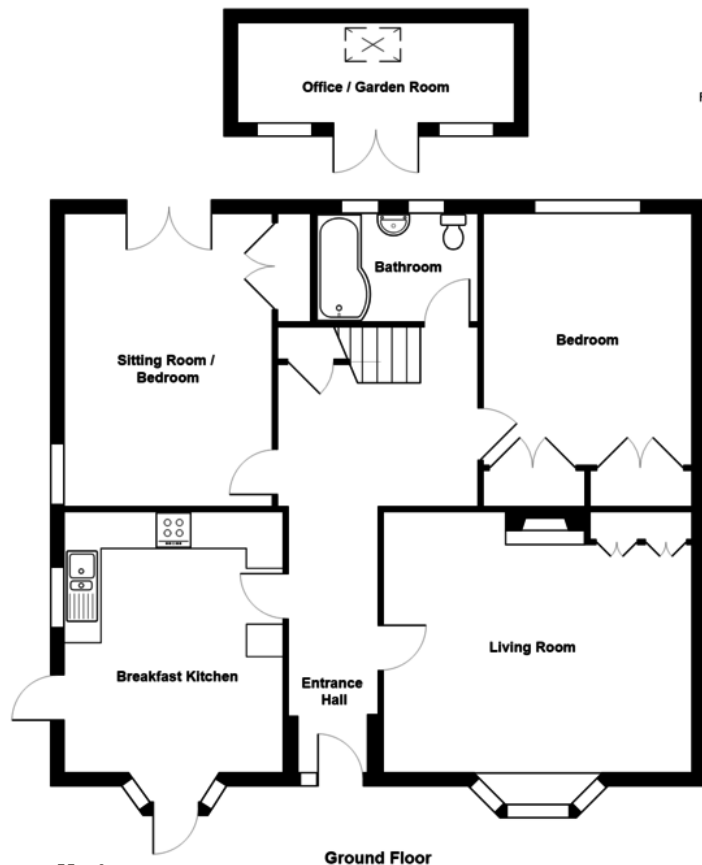
SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.

COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.

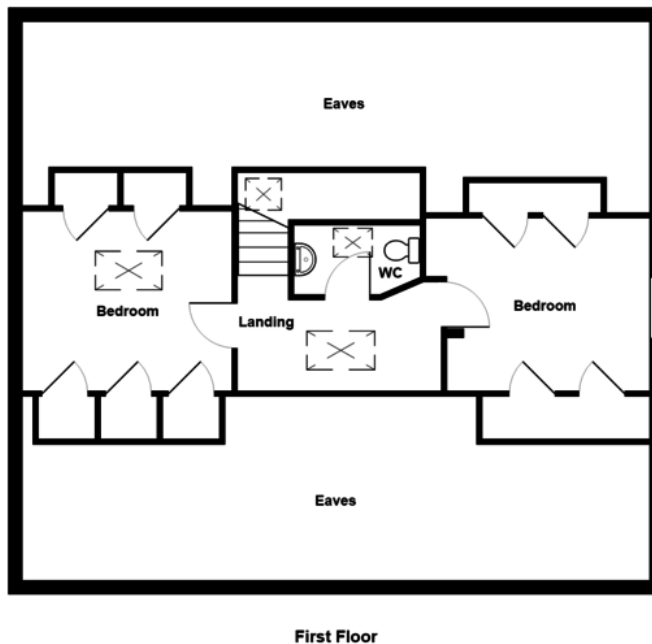




Bank Close, Uphill Lane, Priest Hutton

Total Area: 205.0 m² ... 2207 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



First Floor

Ground Floor

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate



Bank Close, Priest Hutton, CARNFORTH, LA6 1JL
Dwelling type: Detached bungalow
Date of assessment: 05 September 2013
Date of certificate: 05 September 2013
Reference number: 8817-6921-4640-5125-8902
Type of assessment: RdSAP, existing dwelling
Total floor area: 133 m²

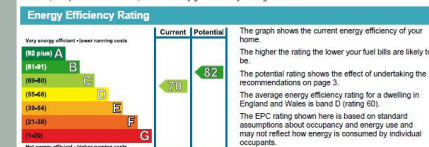
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,321
Over 3 years you could save	£ 558

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 2,652 over 3 years	£ 2,235 over 3 years	
Hot Water	£ 456 over 3 years	£ 315 over 3 years	
Totals	£ 3,321	£ 2,763	You could save £ 558 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 414
2 Solar water heating	£4,000 - £6,000	£ 141
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 672

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

Drive through Burton In Kendal in the direction of Carnforth and take the left turn into Whitebeck Lane. Upon entering Priest Hutton bear left at the Green to find Bank Close located on the left.

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