



Flat 2, 20 Tanners Yard, Highgate, Kendal  
Asking Price £92,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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## ACCOMMODATION

Flat 2, 20 Tanners Yard is a well proportioned first floor apartment situated in a central location convenient for the many amenities available both in and around the market town of Kendal. It is within level walking distance of the town centre and public transport services and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The well presented accommodation briefly comprises an entrance hall, sitting room, kitchen, double bedroom and en suite bathroom. The communal basement offers an allocated washer dryer in the utility room and allocated space in the storage room. The apartment has double glazing and electric heating.

Outside offers a communal enclosed yard.

The apartment is offered for sale with no upper chain.

## ENTRANCE HALL

11' 7" max x 3' 8" max (3.55m x 1.12m)

Painted door, electric storage heater, entry phone, telephone point, fitted coat hooks.

## SITTING ROOM

12' 6" max x 12' 2" max (3.83m x 3.71m)

Double glazed sliding sash windows, two electric storage heaters, fitted shelving to recess, feature alcove, television point, telephone point.

## KITCHEN

7' 10" x 7' 6" (2.40m x 2.31m)

Base and wall units, sink, built in oven, ceramic hob with extractor hood over, integrated fridge and freezer, feature pelmet lighting, tiled splashbacks, telephone point.

## BEDROOM

11' 8" x 10' 11" (3.57m x 3.33m)

Two double glazed sliding sash windows, electric panel heater, television point.

## BATHROOM

7' 6" max x 5' 8" max (2.31m x 1.73m)

Double glazed sliding sash window, electric towel rail, three piece suite in white comprises W.C. wash hand basin and bath with mixer shower over, built in airing cupboard housing hot water cylinder, extractor fan, fitted mirror, part tiling to walls.

## BASEMENT

### COMMUNAL UTILITY ROOM

14' 11" max x 11' 11" max (4.57m x 3.64m)

Single glazed window, light and power, allocated washer dryer with independent electricity supply connected to apartment, ample drying space.

### COMMUNAL STORE ROOM

19' 7" max x 13' 9" max (5.98m x 4.21m)

Light and power, allocated storage area.

## OUTSIDE

There is an enclosed communal yard to the front of the building.

## SERVICES

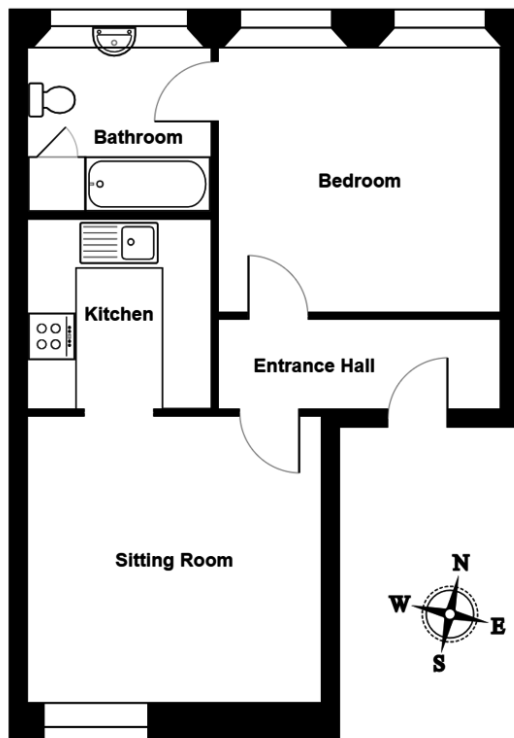
Mains electricity, mains water, mains drainage.

## COUNCIL TAX BANDING

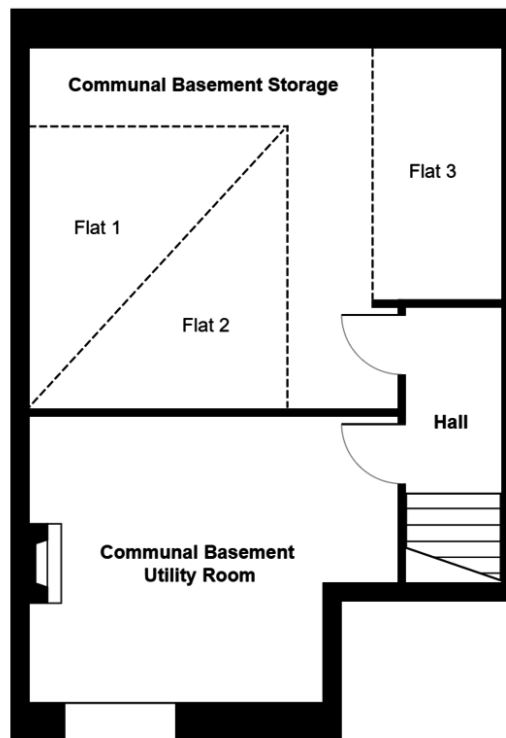
Currently Band A as shown on the Valuation Office website.







**Ground Floor**



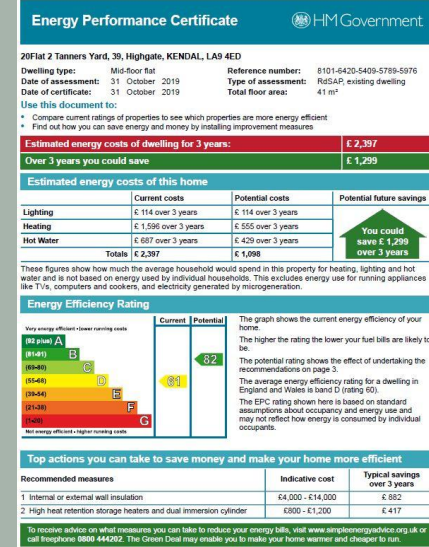
**Basement**

**Flat 2, 20 Tanners Yard, Highgate, Kendal**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## DIRECTIONS

On foot from the Town Hall cross over Lowther Street on to Highgate and take the first left turn in to Tanners Yard. Continue to find a green wooden gate on the left where number 20 is clearly marked on a wooden plaque. Proceed through the gate to find the entrance, number 2 is located on the first floor.

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