



Kendal

£200,000

4A & 4C High Tenterfell

Kendal

Cumbria

LA9 4PG

An opportunity for those seeking a property with potential for home working or perhaps for earning an income from letting out the basement. Located in one of Kendal's best residential areas within a traditional stone and slate building this attractive spacious two bedroom ground floor flat has its own self-contained basement bedsit, together with a good garage, driveway and a courtyard garden.

Now in need of some updating the living space offers a well balanced layout with the ground floor flat having a living room overlooking a green, a kitchen that opens to the sheltered courtyard, two good bedrooms and a bathroom. In the basement is a small bed-sitting room with kitchen area and a walk-in wet room. No upward and early possession available.

Property Ref: K6195

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Living Room



Bedroom 1

Description: This ground floor two bedroom flat and its self contained basement flat have been successfully let for many years on the rental market. Now available to purchase for those seeking an investment property or those looking for a home that offers potential for working from home or perhaps to earn an income from an Airbnb. Now in need of some updating the ground floor flat enjoys an open aspect to the front and side together with a sheltered courtyard garden. The basement is compact and easy to manage, a garage is included together with off road parking There is no upward chain and early possession is available. .

Location: From the town centre take the left turning into All-Hallows Lane proceed up the hill onto Beast Banks, continue past the Rifleman's pub and turn right at the crossroads onto High Tenterfell. Take the next left turn into Undercliff Road, the property is then immediately on the right. Park in front of the right hand garage with the courtyard to the side.

Accommodation with approximate dimensions: Ground Floor

Entrance with double glazed door and side window, electric panel heater and laminate flooring that runs through into the open plan style kitchen.

Fitted Kitchen 13' 3" x 10' 10" (4.04m x 3.3m) with double glazed double doors opening to the courtyard garden and double glazed windows to the front and side elevations with distant views. Fitted with a range of wall and base cupboards with complementary working surfaces and inset single drainer stainless steel sink. Downlights and storage heater.

Inner Hall

Living Room 25' 11" x 16' 5" (7.9m x 5m) a delightful room with double glazed window and deep bay enjoying views across the town and beyond. Shelved alcove, telephone and TV aerial point, two storage heaters.

Bedroom 1 13' 1" x 12' 10" (3.99m x 3.91m) with built in double wardrobe with sliding doors, double glazed window and storage heater.



Fitted Kitchen

Bedroom 2 9' 11" x 9' 4" (3.02m x 2.84m) with double glazed window, fitted cupboard and deep airing cupboard with hot water cylinder and shelving for linen. Electric panel heater.

Bathroom complementary part tiled walls, a three piece suite comprising; panel bath with Triton shower over, pedestal wash hand basin and WC. Extractor fan.

Lower Ground Floor

Bed Sitting Room 11' 10" x 11' 6 max" (3.61m x 3.51m) with small kitchen area. Two windows and electric heater.

Walk-in Wet Room with adjoining WC.

Outside:

Garage 17' 11" x 8' (5.46m x 2.44m) with up and over door, power and light. To the front of the garage is a driveway providing off road parking for one vehicle.

The property has the benefit of a brick paved walled courtyard with planted borders, a grassed side area and front garden with planted shrubs.

Services: mains electricity, mains water and mains drainage.

Tenure: Leasehold - a new 999 year lease has been drawn up by the vendors solicitors.



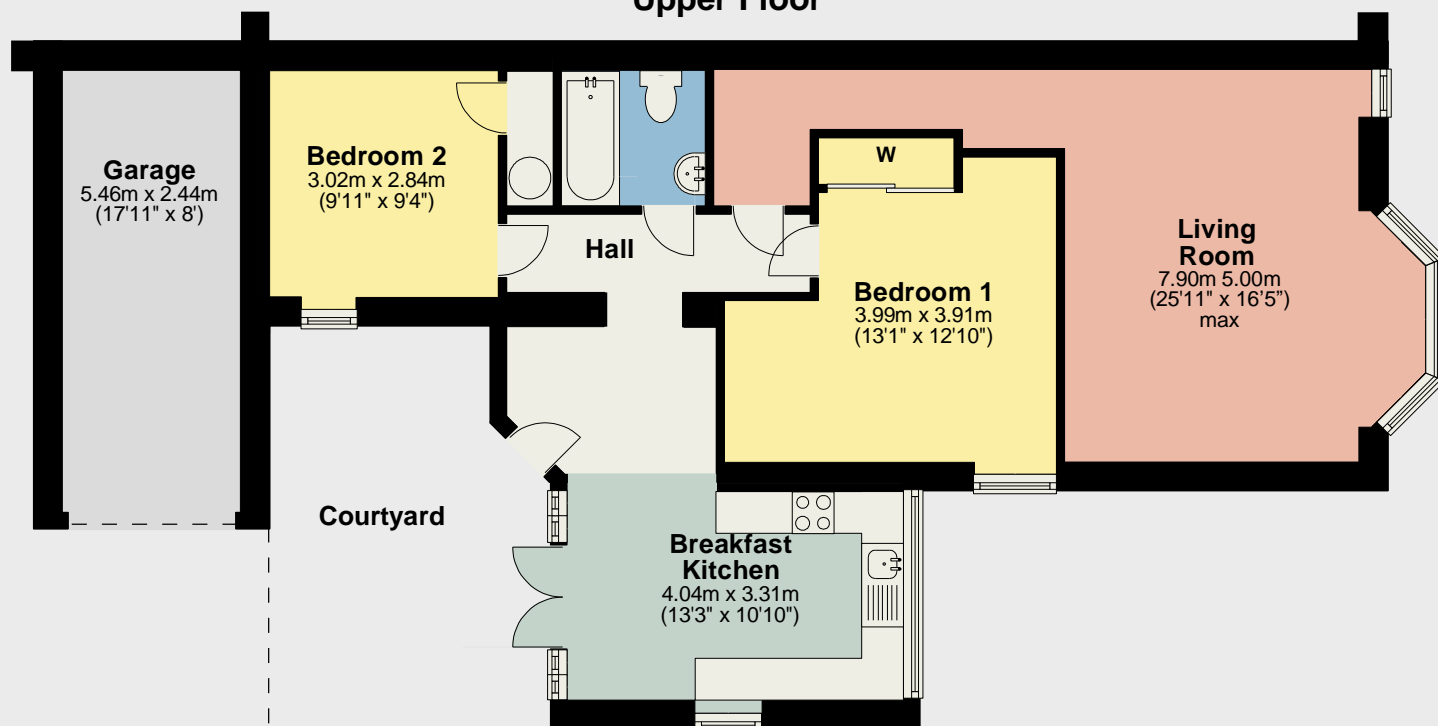
Bedroom 2

Council Tax: South Lakeland District Council – Bands to be confirmed.

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

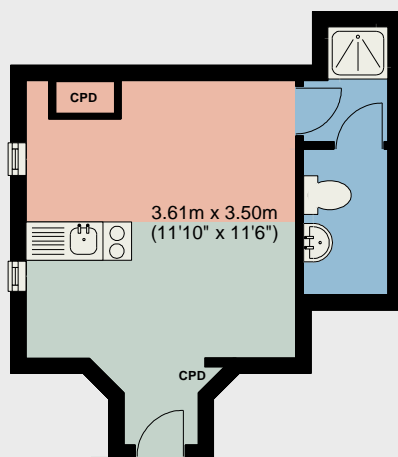
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Upper Floor



Total area: approx. 86.7 sq. metres (932.7 sq. feet)

Lower Floor



Total area: approx. 19.19 sq. metres (207 sq. feet)

For illustrative purposes only. Not to scale. REF: K6195

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.