



24 Hall Park, Burneside
Asking Price £185,000

Your Local Estate Agents
Thomson Hayton Winkley



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A beautifully presented mid terrace house located in Burnside village convenient for the market town of Kendal, the Lake District National Park and the M6. Having a sitting room, dining kitchen, three bedrooms, bathroom, cloakroom, utility room and gardens. On road parking.







ACCOMMODATION

24 Hall Park is a well proportioned mid terrace house with beautiful countryside views situated in a popular residential area within Burneside village. The property is conveniently placed for the local amenities including a convenience store, public house, railway station, church, well regarded primary school, village hall and fish and chip shop. Burneside is located just 2 miles from the market town of Kendal and is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

The beautifully presented accommodation briefly comprises an entrance hall, sitting room, dining kitchen, side hall, utility room and cloakroom to the ground floor and a generous landing with ample storage, three bedrooms and a bathroom to the first floor. The property benefits from gas central heating and double glazing.

Outside offers gardens to the front and rear. On road parking applies.

The property is offered for sale with no upper chain.

Local occupancy restrictions apply.

GROUND FLOOR

ENTRANCE HALL

9' 8" max x 6' 0" max (2.97m x 1.83m)

Double glazed door with adjacent double glazed windows, radiator with decorative cover, telephone point.

SITTING ROOM

16' 10" x 10' 4" (5.14m x 3.17m)

Double glazed French doors with countryside views, double glazed window, radiator, decorative electric fireplace, coving, fitted shelving.

DINING KITCHEN

16' 0" x 10' 9" (4.89m x 3.29m)

Two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, built in cupboard, under wall unit lighting, tiled splashbacks.

SIDE HALL

5' 4" x 2' 8" (1.63m x 0.83m)

Double glazed door, fitted coat hooks.

UTILITY ROOM

7' 8" max x 6' 2" max (2.35m x 1.88m)

Double glazed window, radiator, space for fridge freezer, plumbing for washing machine, space for tumble dryer, fitted worktop, shelving and coat hooks.

CLOAKROOM

4' 7" x 3' 1" (1.41m x 0.96m)

Double glazed window, two piece suite in white comprises W.C. and wash hand basin to vanity, part tongue and groove to walls.





FIRST FLOOR

LANDING

8' 10" max x 6' 10" max (2.71m x 2.10m)

Built in cupboard housing gas combination boiler, built in cupboard with hanging rail, overhead storage, loft access.

BEDROOM

13' 7" max x 10' 10" max (4.16m x 3.31m)

Double glazed window with far reaching countryside views, radiator, built in cupboard, coving.

BEDROOM

10' 10" x 9' 11" (3.31m x 3.03m)

Double glazed window with far reaching countryside views, radiator, coving.

BEDROOM

10' 10" x 6' 11" (3.31m x 2.13m)

Double glazed window with far reaching countryside views, radiator, built in wardrobe, overhead storage, coving.

BATHROOM

6' 10" x 5' 7" (2.10m x 1.71m)

Double glazed window, radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with thermostatic shower over, part tiling to walls, tiled flooring.

OUTSIDE

There is a generous patio and a lawn to the front of the house together with a water supply and a bin store. The rear offers a patio seating area and a sloping garden with partial decking and a summerhouse. On road parking applies.

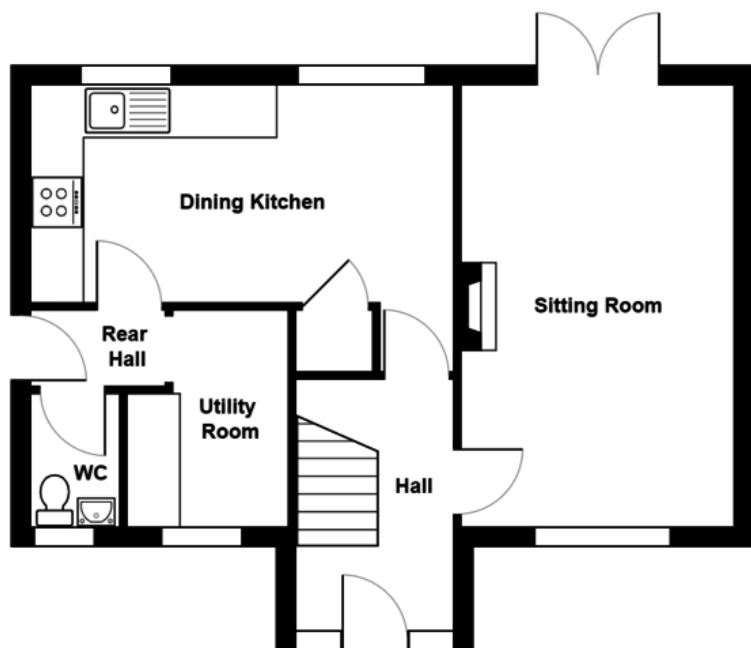
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

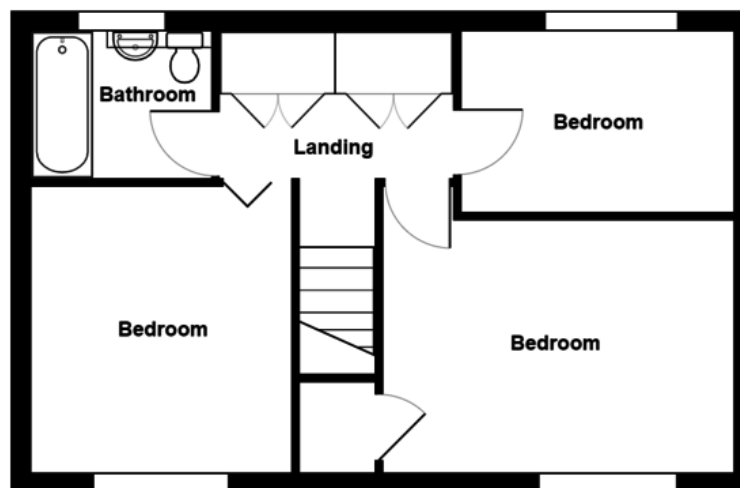
COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





Ground Floor



First Floor

24 Hall Park, Burneside, Kendal

Total Area: 85.6 m² ... 921 ft²

**For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Performance Certificate

24, Hall Park, Burneside, KENDAL, LA9 6GF

Dwelling type: End terrace house

Date of assessment: 08 November 2019

Date of certificate: 08 November 2019

Reference number: 8111-7629-6919-7708-2902

Type of assessment: RdSAP, existing dwelling

Total floor area: 86 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: **£ 2,874**

Over 3 years you could save **£ 639**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 182 over 3 years	
Heating	£ 2,292 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 300 over 3 years	£ 207 over 3 years	
Totals	£ 2,874	£ 2,235	

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 TV's, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home.
(A+)			The higher the rating the lower your fuel bills are likely to be.
(A)			
(B)			The potential rating shows the effect of undertaking the recommendations on page 3.
(C)			
(D)			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(E)			The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(F)			
(G)			
Least energy efficient - higher running costs			

Top actions you can take to save money and make your home more efficient

Recommended measures

	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 81
2 Floor insulation (suspended floor)	£600 - £1,200	£ 198
3 Low energy lighting for all fixed outlets	£25	£ 75

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergysolutions.org.uk or call freephone 0800 444302. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

From Kendal follow Windermere Road to the traffic lights turning right onto Burneside Road. Upon entering Burneside continue into the village and turn right on to New Road. Proceed over the bridge and turn right in to Hall Park. Continue to take the second right and then take the second right again to find number 24 located at the end of the cul-de-sac on the left.

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.

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