



HAYGARTH COURT, OFF HIGHGATE, KENDAL
£245,000

MILNE MOSER
SALES + LETTINGS

3 HAYGARTH COURT
OFF HIGHGATE
KENDAL
LA9 4JF



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PARKING
SPACE

Within walking distance of town centre amenities, this two bedroom mid mews house is an ideal first time, lock and leave second home or downsize purchase.

In a small development of similar properties, the property is tucked away from the hustle and bustle and has the advantage of an allocated off road parking space.

The pleasant lounge has a door out to the garden and there is a kitchen facing the front. Both bedrooms are a good size and there is a modern shower room.

At the rear an enclosed garden provides space for pots and furniture.

UPVC double glazed and gas centrally heated throughout, the property does require some cosmetic updating.





ACCOMMODATION

From the parking area, a path leads along neighbouring properties to number 3. A frosted UPVC double glazed door leads into:

ENTRANCE HALL

Stairs lead to the first floor and there is a ceiling light and a radiator. Telephone point and useful cupboard under the stairs.

KITCHEN

UPVC double glazed window facing the front aspect. Fitted with cream base and wall units with pale marble style worktops and tiled splashbacks. Stainless steel sink with drainer, plumbing for a washing machine, space for an electric cooker and space for an upright fridge freezer. Wall mounted Worcester boiler, a ceiling light and radiator.

LOUNGE

A UPVC double glazed window overlooks the garden with an adjacent door leading out. Electric fire set to wooden surround, a ceiling light, radiator and television point.

LANDING

Having access to the loft and a ceiling light.

BEDROOM

A UPVC double glazed window faces the front aspect. A good sized double bedroom with a built in cupboard over the stairs, a radiator and a ceiling light.

BEDROOM

Facing the rear aspect, the second bedroom has a ceiling light, radiator and UPVC double glazed window.

SHOWER ROOM

Frosted UPVC double glazed window to the rear elevation. Larger quadrant shower cubicle, a WC and pedestal wash hand basin. Downlights to the ceiling, an extractor, radiator and white tiling to the walls.

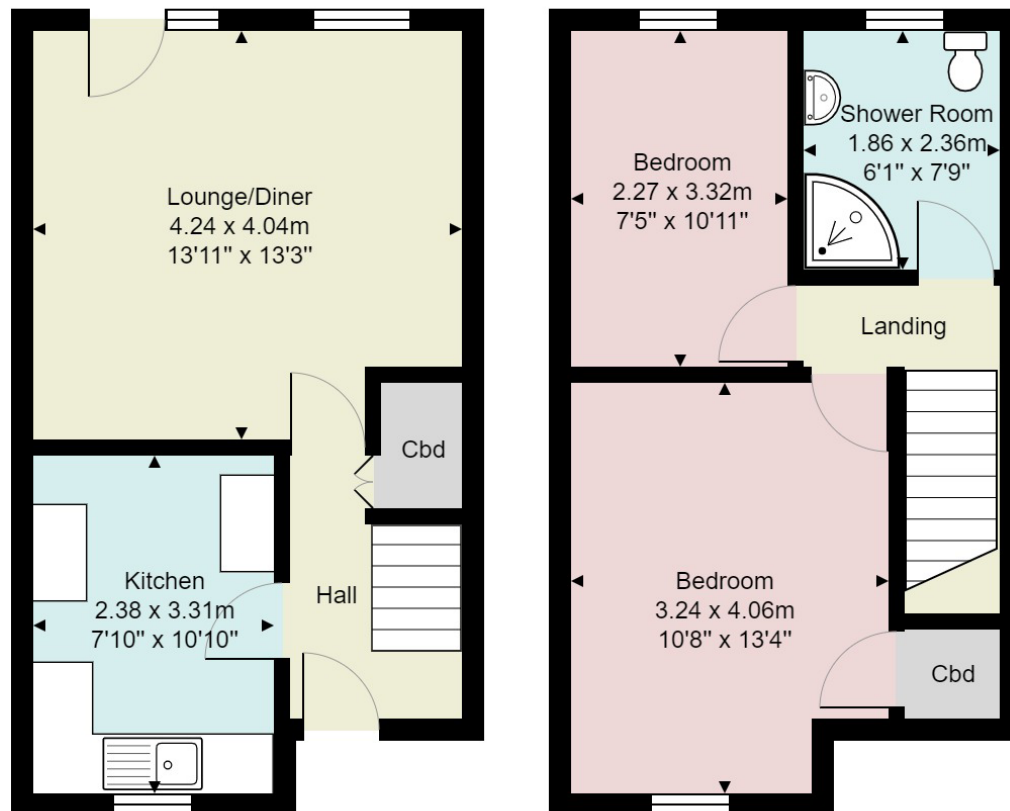


EXTERNAL

At the front of the property is a small gravelled area, open with neighbouring properties. Close by is an allocated parking space, clearly marked.

The rear garden is enclosed with an access path leading to the neighbouring properties at the rear. Gravelled for ease, there is space to sit and enjoy the sunshine and room for decorative pots.





Ground Floor

1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

FLOOR PLAN

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER 13' 11" x 13' 3" (4.24m x 4.04m)

KITCHEN 7' 10" x 10' 10" (2.38m x 3.31m)

FIRST FLOOR

BEDROOM 10' 8" x 13' 42 (3.24m x 4.06m) max

BEDROOM 7' 5" x 10' 11" (2.27m x 3.32m)

SHOWER ROOM 6' 1" x 7' 9" (1.86m x 2.36m)

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





KEY FACTS

DIRECTIONS

From our offices, proceed on foot towards The Brewery Arts Centre. Just a short distance along, turn right under the arch alongside the bed shop. Continue up the yard, past the parking spaces and in Haygarth Court at the rear. The property is the third along to the left hand side.

GENERAL INFORMATION

MAINS SERVICES: Water, Gas, Electric and Drainage

TENURE: Freehold

COUNCIL TAX BAND: B



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Sales Team:

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MILNE MOSER

SALES + LETTINGS

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