

MILNE MOSER
SALES + LETTINGS



**2 Haygarth Court
Off Highgate
Kendal
Cumbria
LA9 4JF**

£240,000





Just a short stroll from the town centre, cafes and shops, this two bedroom mid terraced house is located to a quiet yard set back from the high street. In a small development of similar properties, there is an area for residents parking and paths leading to the properties. Number two has a light bright lounge with sliding doors to the delightful garden plus a dining kitchen on the ground floor. To the first floor are two good sized bedrooms and a modern shower room. The rear garden is enclosed and gravelled with raised beds, flowering boards and a shed. Freshly decorated throughout, the property is ready to move into.

ACCOMMODATION

From the front pathway a gravelled area has space for pots and a couple of steps lead up to the UPVC front door.

ENTRANCE HALL

A UPVC double glazed window faces the side aspect and stairs lead to the first floor. Radiator and a ceiling light.

LOUNGE

12' 6" x 11' 9" (3.81m x 3.58m)

A light bright room with UPVC double glazed sliding patio doors to the rear garden. There is a radiator, ceiling light, telephone and television points. Good sized cupboard under the stairs with hanging space for coats and wall mounted Worcester boiler.

KITCHEN/DINER

15' 11" x 8' 7" (4.85m x 2.62m)

Another freshly decorated room with UPVC double glazed windows facing both the front and rear aspects. Fitted with oak style base and wall units, darker worktops and metro tiling and a stainless steel sink with drainer.

Electric hob with hood over, an electric oven, plumbing for a washing machine and space for an undercounter fridge. Two ceiling lights and a radiator.

LANDING AND STAIRS

A UPVC double glazed window on the stairs and a ceiling light on the landing.

BEDROOM

12' 7" x 11' 9" (3.84m x 3.58m)

Overlooking the rear garden towards The Brewery Arts Centre, the larger double bedroom has a ceiling light, radiator and telephone point. Deep built in double wardrobe.



ACCOMMODATION CONTINUED

BEDROOM

8' 11" x 8' 7" (2.72m x 2.62m)

Another lovely room with a UPVC double glazed window, a ceiling light, radiator and access to the loft.

SHOWER ROOM

6' 6" x 5' 4" (1.98m x 1.63m)

A frosted UPVC double glazed window to the front elevation. Fitted with a white suite comprising quadrant shower cubicle, a pedestal wash hand basin and WC. Tiling to the walls, a radiator, ceiling light and extractor.

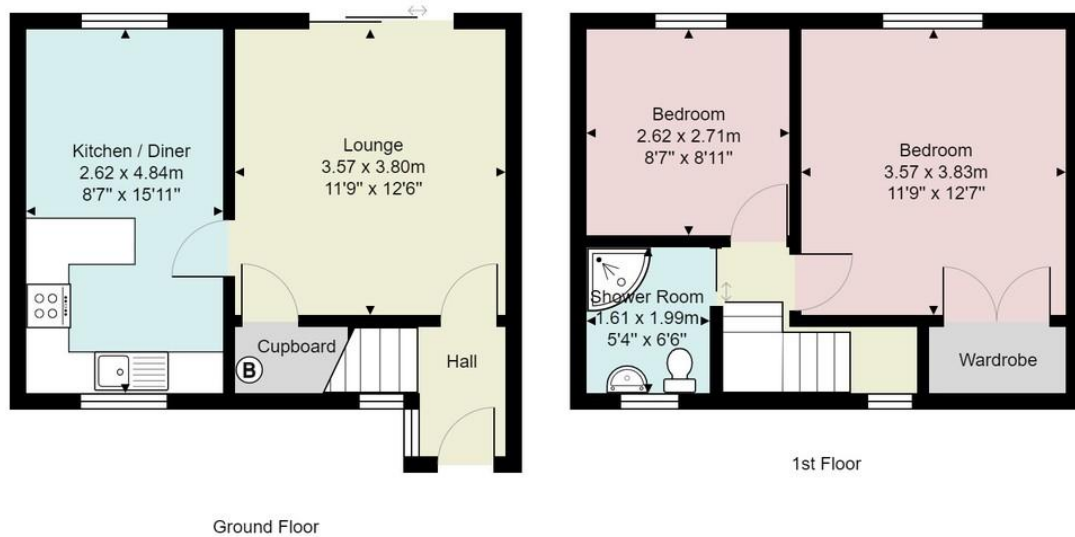
EXTERNAL

At the front of the property is an open gravelled area with space for pots. A path leads to neighbouring properties. Further down the yard, each property has an allocated and marked parking space.

The rear garden is enclosed with a gated path leading along the rear of neighbouring properties for the removal of garden waste etc. The rear garden has been recently landscaped and planted and is now a delightful courtyard style garden with flowering borders, gravelled seating areas and space for a shed.



FLOOR PLAN



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.

DIRECTIONS

From our office on foot, proceed just a short distance towards The Brewery Arts Centre. At the Bed Centre, turn up the adjoining yard, passing through the parking area and into Haygarth Court. The property is the second to the left hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: B
 EPC Grading: C

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