

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Windermere

£450,000

Yew Trees, Park Road, Windermere, LA23 2DH

An individual modern detached true bungalow with deceptively spacious, good sized rooms being the ideal retirement home or holiday let on the edge of the village.

Occupying a pleasant and popular location with fine fell views, small gardens, large integral garage, 2 good bedrooms (one en-suite), bright lounge, fitted kitchen-diner and utility.

Quick Overview

2 bedroomed detached bungalow

1 reception room and 2 bathrooms, 1 en-suite

Quiet location

Pleasant easy to keep gardens

View of the Lakeland fells

Close to amenities

Well appointed

Currently a holiday let

Garage and off road parking

Superfast Broadband speed 80mpbs available*



2



2



1



D



Superfast
Broadband



Garage and Off
Road Parking

Property Reference: W5844



Lounge



Lounge



Lounge



Kitchen/Dining Room

Description: A light and airy, modern detached true bungalow with deceptively spacious, good sized rooms being the ideal retirement home or holiday let on the edge of the village.

Occupying a pleasant and popular location with fine fell views, small gardens, integral double length garage, 2 good sized bedrooms (one en-suite), bright lounge with pleasant outlook and views to Orrest Head, well fitted and appointed kitchen-diner and utility housing the Worcester gas fired central heating boiler. The garage has been split to accommodate the utility room but could be put back as one large, double length garage.

Location: Situated on the eastern outskirts of Windermere on Park Road, just before the entrance to Windermere Park and adjoining open fields near the Lickbarrow Road turnoff heading over 'Shammies' towards School Knott and Windermere Golf Club and thereby giving good access by the B5284 towards Kendal and the motorway network.

Accommodation (with approximate measurements)

Entrance Hallway

Lounge

19' 2" x 13' 0" (5.84m x 3.96m)

Kitchen/Dining Room

17' 1" x 9' 3" (5.21m x 2.82m)

Bedroom 1

19' 10 inc en-suite" x 12' 4" (6.05m x 3.76m)

En-suite Walk in Shower Room

Bedroom 2

12' 4" x 11' 0" (3.76m x 3.35m)

Bathroom

Utility

Garage

12' 5" x 9' 6" (3.78m x 2.9m)

Outside Cobbled parking area for 1 car and paved patio. To the rear is a raised garden area with views but this has been left to go wild to prevent holiday guests using it, but could easily be cleared to create another seating area.

Property Information:

Services Mains water, drainage and electricity. Double glazed windows and gas fired central heating.

Tenure Freehold. Vacant possession upon completion.

Business Rates Ratable value of £4,200 with the amount payable in the order of £2,058 for 2022/23. Currently, 100% small business rates relief applies, so none is payable.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3words
<https://what3words.com/bridges.presented.blanking>

Notes: *Checked on <https://checker.ofcom.org.uk> 2nd September 2022 - not verified.



Kitchen/Dining Room



Bedroom 1



Bedroom 2

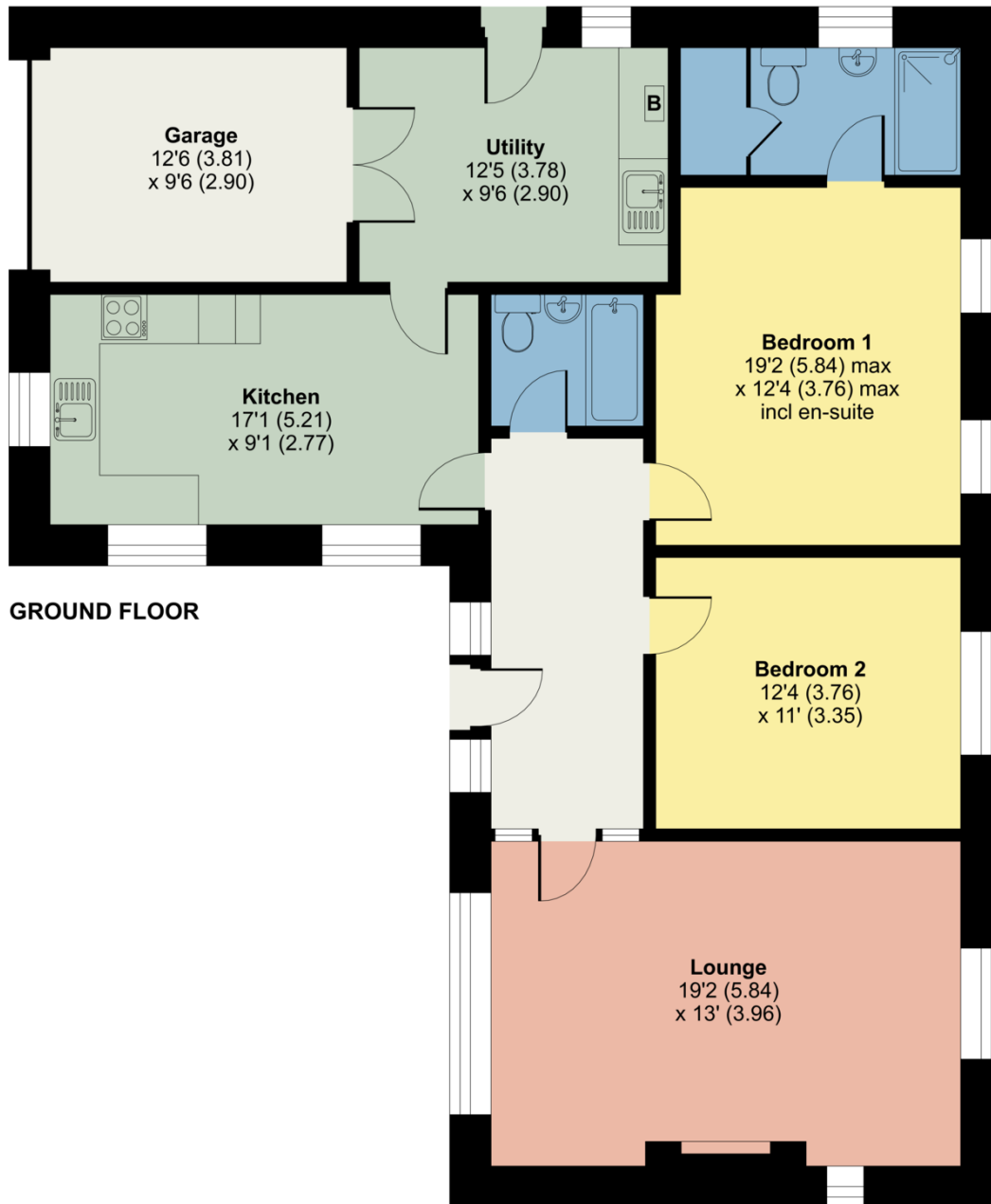


Seating area

Yew Tree's, Park Road, Windermere, LA23

Approximate Area = 1206 sq ft / 112 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 893177

A thought from the owners...A lovely position with beautiful views and only a short walk into both Windermere and Bowness villages.

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