



117 HALLGARTH CIRCLE, KENDAL
£250,000



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This delightful semi-detached property offers a pleasant and spacious living experience. Situated on the popular Hallgarth Estate, to the north of the town centre, it boasts several appealing features including a welcoming hallway, a cosy sitting room at the front, and a large open-plan living/dining kitchen with patio doors to the rear. Upstairs, you'll find three bedrooms, each offering lovely views along with a family bathroom. To the rear is a private enclosed garden perfect for outdoor relaxation and a range of outbuildings. The front of the property has a lovely outlook with an ample driveway providing parking for multiple vehicles. Offered with no onward chain.

ENTRANCE

To the front of the property, the upvc double-glazed door opens to the hall.

HALL

8'4 x 7'10 (2.54m x 2.39m)

The hall is open to the kitchen/dining room, has a door to the living room, a built-in cupboard housing the electric meter, and access to the understairs storage where the Vaillant boiler is located. There is a radiator, a uPVC double glazed window to the side and stairs rising to the first-floor landing.

KITCHEN/DINING ROOM

20'5 x 11'4 (6.22m x 3.45m)

There is a range of fitted storage units with a complementary worktop extending to a breakfast bar, a sink, a cooker, and space for an under-counter fridge; there is also a uPVC double-glazed window to the side.

The dining area has an open fire place, a radiator, and double uPVC patio doors opening to the rear garden.

LIVING ROOM

11'8 x 11'5 (3.56m x 3.48m)

The lounge has an open fireplace, radiator and a uPVC double-glazed bay window to the front.

FIRST FLOOR LANDING

5'6 x 5'2 (1.68m x 1.57m)

With a uPVC double-glazed window to the side, doors open to the three bedrooms and bathroom. There is a built-in cupboard and a further high-level storage cupboard, as well as an access hatch with a ladder to the partially boarded loft space with power and light.

BEDROOM ONE

11'5 x 11'2 (3.48m x 3.40m)

This double room has a radiator and a double-glazed uPVC window to the front.

BEDROOM TWO

11'6 x 9'11 (3.51m x 3.02m)

This second double room has a radiator and a double-glazed uPVC window to the rear.

BEDROOM THREE

8'4 x 8'1 (2.54m x 2.46m)

This single room has a radiator and a double-glazed uPVC window to the rear.

BATHROOM

8'2 x 3'8 (2.49m x 1.12m)

The suite comprises a panel bath with shower over and screen, a pedestal wash hand basin, and a WC. There is a radiator and a uPVC double-glazed window to the front.

FRONT EXTERNAL

To the front is the drive which provides off road parking for several vehicles with lawns either side, trees and a raised flower bed. Outside the front door is a seating area and to the side is an access door leading to the outhouses/storage rooms and the rear garden.

OUTHOUSE/ STORAGE ROOM

This is a useful storage space.

SECOND OUTHOUSE/STORAGE ROOM

This room was previously an outside WC.

OUTHOUSE/UTILITY ROOM

This stone-built outhouse has a Belfast sink, power, and plumbing for a washing machine.



REAR EXTERNAL

Outside the dining room is a paved seating area, a lawn, a timber garden shed and there is a path leading through the garden to a further paved patio,

ADDITIONAL INFORMATION

Services; Electric, gas, mains water and mains drainage.

Heating; Gas central heating.

Parking; Off road parking for several vehicles.

Useful local links;

Local authority - <https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

Map of Kendal conservation area -

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register -

<https://planningregister.westmorlandandfurness.gov.uk>





Ground Floor

Approximate total area[®]

831.25 ft²

77.23 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DIRECTIONS

Travel out of town along Windermere Road and take a right turn onto Garth Brow then right onto Hallgarth Circle. Continue along, and the property is positioned on the right-hand side just after the turning to Low Garth.

Council Tax Band - C Westmorland & Furness Council

EPC - Current 67 Potential 80

Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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