



15 Vicars Fields, Kendal
£200,000



ARNOLD
GREENWOOD



15 Vicars Fields

Kendal

This charming 2 bedroom mid-terraced house presents an ideal opportunity for first-time buyers. The property features a kitchen/dining room, a family bathroom, and a cosy lounge complete with a wood-burning stove for those chilly winter evenings. With two bedrooms and a converted attic providing an occasional third bedroom/office. Outside, the property offers a delightful combination of spaces to enjoy the fresh air, a shared passageway provides convenient access to the rear of the property, where the tiered garden awaits. Ascend the steps through the garden to discover additional paved seating areas, perfect for al fresco dining and entertaining. Within reach of all local amenities, don't miss the opportunity to make this your new home – book a viewing today!

From the Town Hall in Kendal, turn right and travel up Allhallows and onto Beast Banks and Greenside. Turn left onto Bankfield Road and continue down Gillinggate, taking the right turn onto Anchorite Fields, continuing straight over the roundabout, and then turning right onto Anchorite Road. Continue along this road, turn left onto Vicars Fields, where the property is located on the right hand side.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



ENTRANCE

To the front of the property, the composite entrance door opens to the hall.

HALL

The hall has a radiator, stairs rising to the first-floor landing, and a timber door opening to the lounge.

LOUNGE

The lounge has a recessed fireplace with a wood burner stove with stone hearth and a timber mantle shelf. There is an electrical fuse box, a radiator, and a uPVC double-glazed window to the front. A timber door opens to the understairs storage area, and this room is open to the kitchen/dining room.

UNDER STAIRS STORAGE

This useful storage space houses the gas meter.

KITCHEN/DINING ROOM

The kitchen has a range of fitted storage units with a complementary worktop, a 1 1/2-bowl stainless steel sink, space with plumbing for a washing machine, space with plumbing for a dishwasher, a four-burner hob with an extractor hood, an integrated oven, and space for an upright fridge or freezer. There is a uPVC double-glazed window to the rear and a uPVC double-glazed door opening to the rear garden. Room for a dining table and chairs.

FIRST FLOOR LANDING

The landing has timber doors opening to the bathroom and two bedrooms, an open, shelved storage cupboard housing a Viessmann boiler, a radiator and uPVC double-glazed window to the front, and a timber door and steps up to the attic.

BATHROOM

The suite comprises a panel bath with shower over and screen, a pedestal wash hand basin, and a WC. There is a wall-mounted cabinet with mirror doors, a chrome ladder radiator, and a uPVC double-glazed window to the rear.





BEDROOM ONE

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

BEDROOM TWO

This room has an original bedroom fireplace currently blocked off, a radiator, and a uPVC double-glazed window to the front.

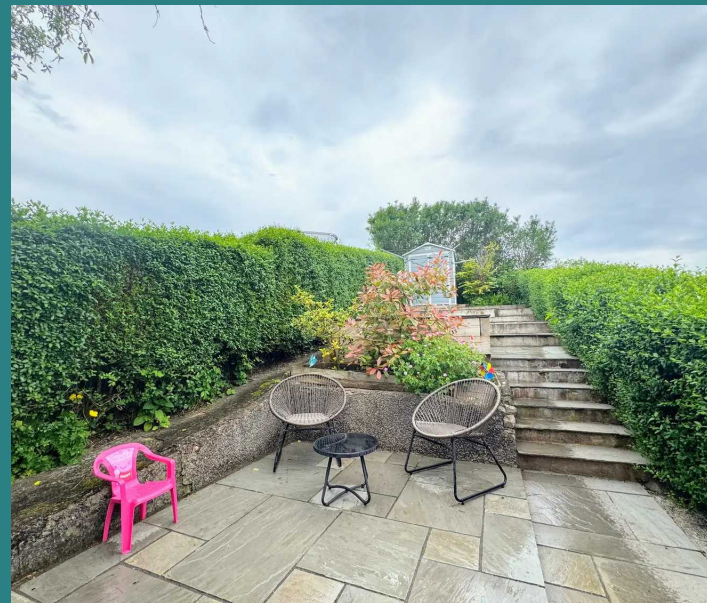
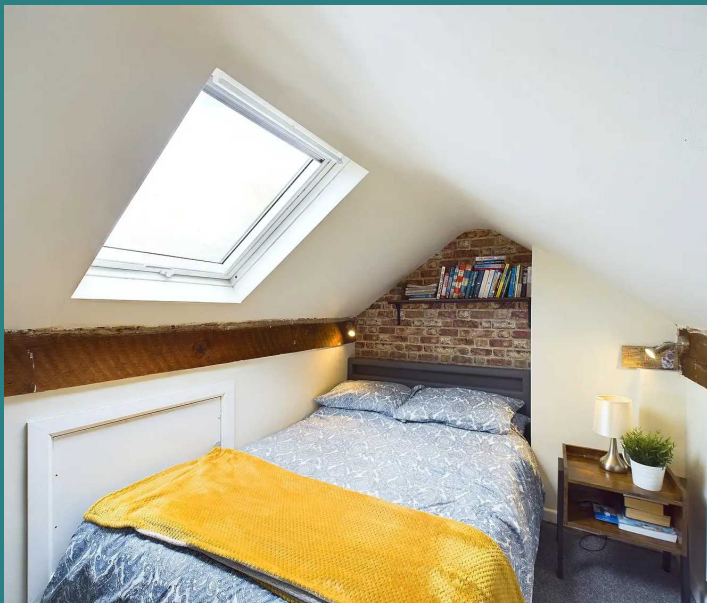
ATTIC/LOFT SPACE

This space has an apex ceiling with a velux window and access doors to the under-eaves storage spaces.

GARDEN

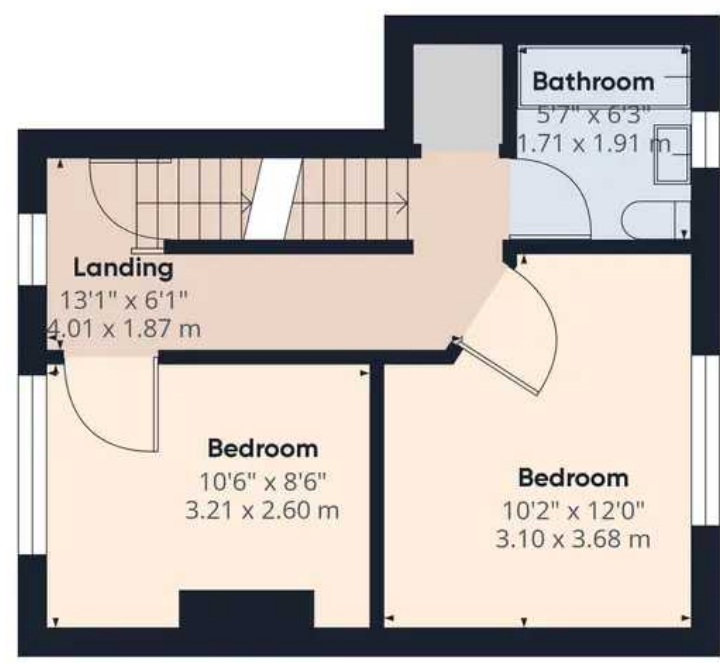
To the front is gated access to the front path leading to the front door, and along the front of the property is a planted bed with a tree. To the side is a shared passageway and gated access to the rear of the property. The rear garden is tiered and has a timber-built fuel store, a decked seating area, and an outside tap. Steps lead up through the garden to further paved seating areas with planted beds.

SERVICES: Electric, gas, mains water and drainage. Gas central heating and wood burning stove, FTTP (fibre to the premises)





Ground Floor



Floor 1



Floor 2



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.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383 • kendal@arnoldgreenwood.co.uk • www.arnoldgreenwoodestateagency.co.uk/



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