

Yate House, Burneside – LA9 6QZ

Kendal

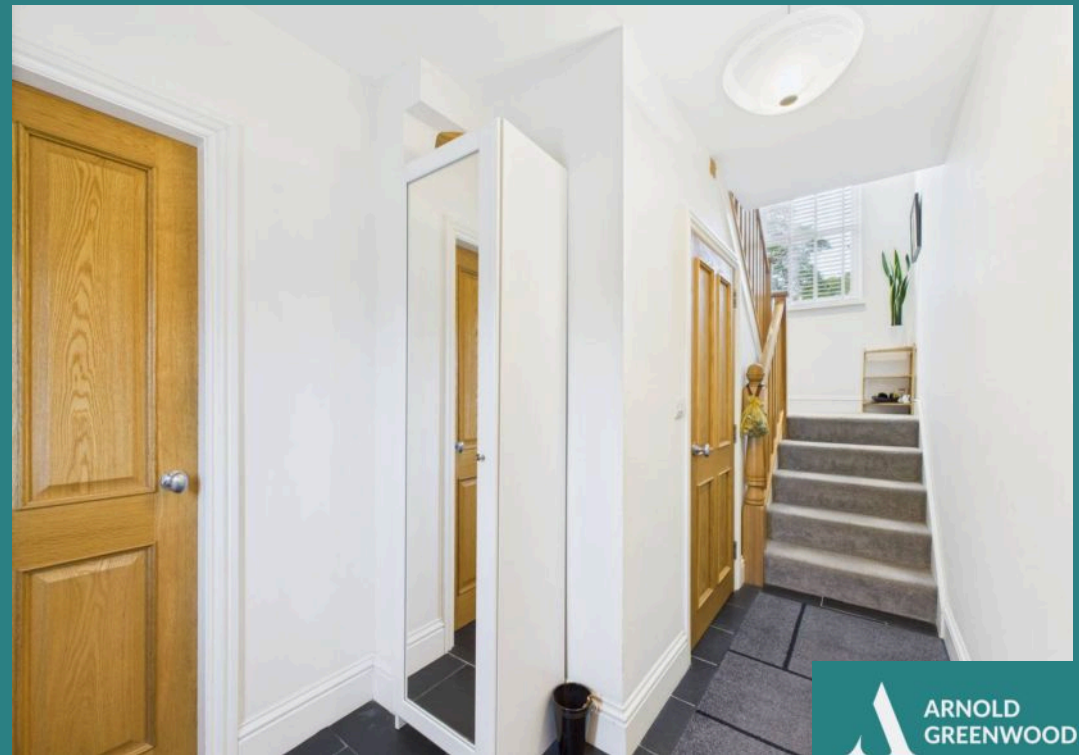
Guide Price **£500,000**

Yate House

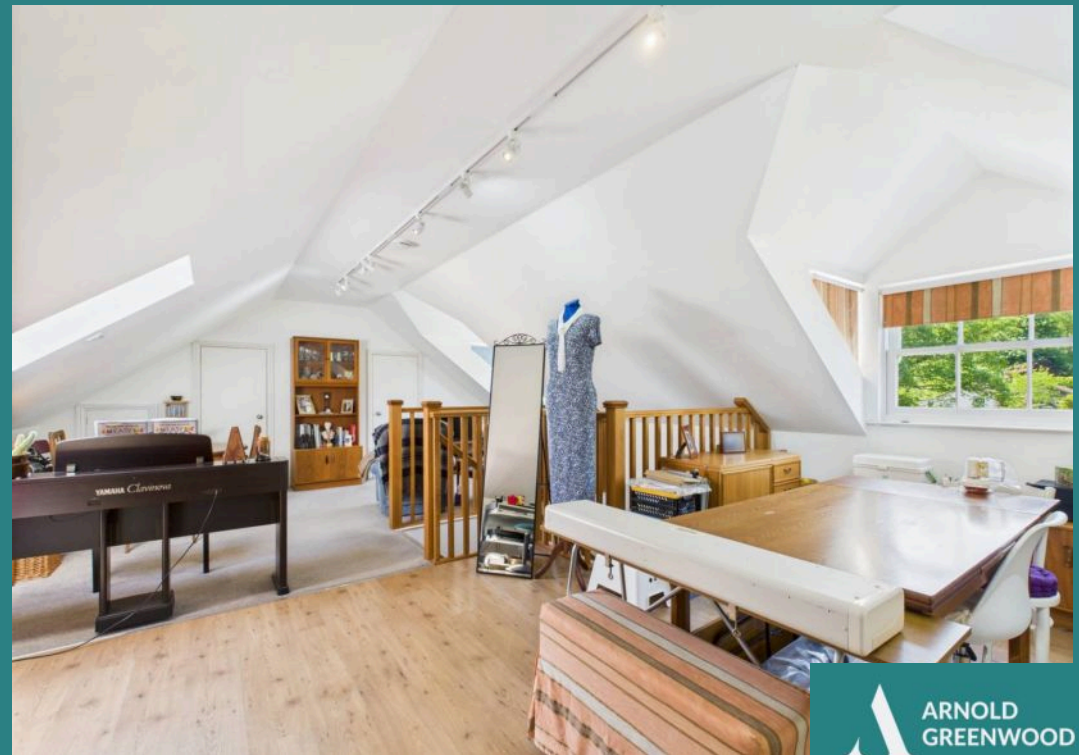
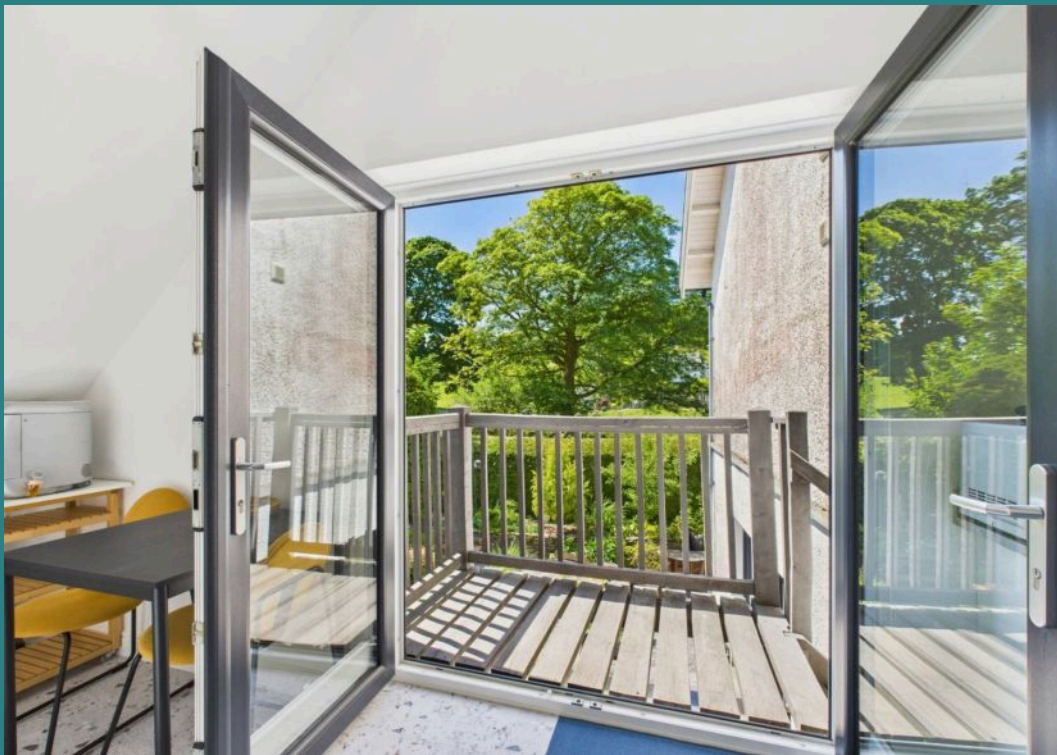
Burneside, Kendal

Nestled in the heart of a charming village, this 4 bedroom detached house offers a unique blend of character and modern convenience. The property boasts a detached studio apartment perfect for guest accommodations or potential rental income. The stunning dining kitchen has french doors leading out into the private garden and the lounge has a cosy wood burner and patio doors also to the garden. Benefitting from 3 bathrooms and a separate WC the property additionally has a large 2nd floor bedroom/lounge/craft room that offers versatile living space to suit various lifestyle needs. Meticulously maintained, this residence is in immaculate condition and features underfloor heating. With a garage and parking included, practicality meets style in this stunning abode. Potential buyers should note that residential local occupancy applies.









Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

Rear Garden

Enclosed private well established garden with seating areas

Garage

Double Garage

Driveway

2 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

2133 ft²

198.2 m²

Reduced headroom

191 ft²

17.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C





Arnold Greenwood Estate Agents

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

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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.