



HUNTERS[®]
HERE TO GET *you* THERE

Gilthwaiterigg Lane, Kendal, LA9 6NT

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Offers In Excess Of: £255,000

Pleasantly situated within a secluded position off Gilthwaiterigg lane industrial park. Within close distance to supermarkets the train station and Queen Katherine school to the north of Kendal. This unique property features a driveway entrance. South westerly facing garden and impressive living space. Would be ideally suitable for families wanting versatile generously proportioned accommodation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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LOUNGE/DINING ROOM

7.39m (24' 3") X 4.24m (13' 11")

Full depth living area. Wood floors, dual fire places. Rear view window. Neutral décor, pendant lighting. Large sliding doors accessing the front terrace

KITCHEN

Lshaped 4.50m (14' 9") X 4.42m (14' 6")

Wood style units and worktops, partly tiled splash backs. Ceramic sink. Grill oven, hob and extractor. Stone styled tiled floors. space for fridge freezer and washing machine. Dual sky lights, pendant lighting and side access doorway. Please note the staircase to the attic bedrooms is located here.

BATHROOM

2.95m (9' 8") X 2.06m (6' 9")

Three piece suite. Bath shower above. W.C and wood style vanity sink unit with feature sink. Tiled walls.Vynil flooring. Rear window. Towel rail. Spot lighting.

ATTIC BEDROOM ONE

3.99m (13' 1") X 3.86m (12' 8")

Restricted head height. Sky light window. Eaves storage. Neutral décor, feature wall and neutral carpets. Pendant lighting. Wood beams.

BEDROOM TWO

3.66m (12' 0")X 3.33m (10' 11")

Double in size. Neutral décor feature picture rail. Hard wearing carpets. Front facing windows and inbuilt storage.

BEDROOM THREE

3.66m (12' 0")X 3.30m (10' 10")

Double in size. Pastel décor feature picture rail. Hard wearing carpets. Front facing windows and inbuilt storage.

ATTIC BEDROOM FOUR

3.91m (12' 10") X 3.20m (10' 6")

Restricted head height. Sky light windows. Neutral décor, neutral carpets. Pendant lighting. Wood beams.

OUTSIDE

South westerly garden. Shared access driveway, parking for three vehicles. Lawn, established borders, terrace. Rights of access via the side kitchen doorway to the front of the property.

PLEASE NOTE

The property benefits from mains drainage, water, electric and LPG gas supply. There are shared rights of access over the driveway and rights of way from the side kitchen doorway to the front drive.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01539 816399

OPENING HOURS:

Monday - Friday: 9:15am - 5:00pm

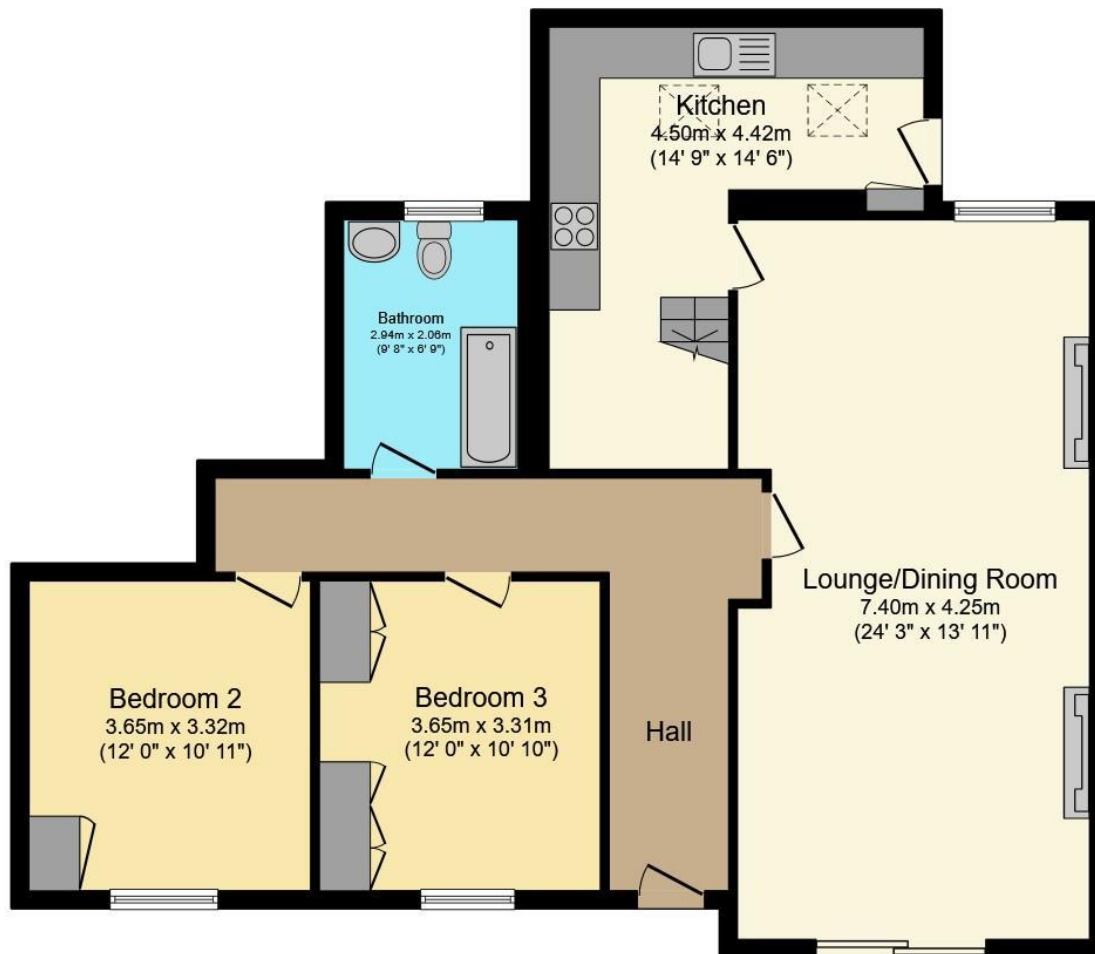
Saturday: 9:15am - 1:00pm

THINKING OF SELLING?

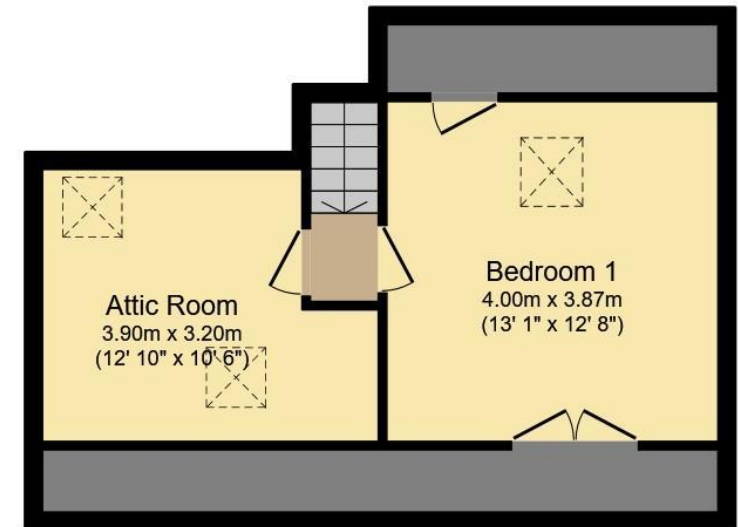
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Ground Floor



First Floor

Total floor area 127.1 sq.m. (1,368 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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