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HERE TO GET *you* THERE

5 Queen Street, Kendal, LA9 4LF

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£245,000

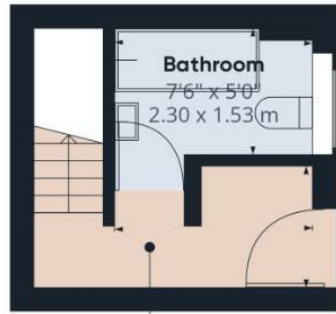
Located in Kendal's Historic centre setback from Greenside Park. Beautifully presented and traditional in style. Offering great views from the rear over the roof tops of Kendal, within 5 minutes walk into the Kendal town centre and steps away from Serpentine woods , the Rifleman's Arms pub and Scouts Scar.

This beautiful cottage has been modernised tastefully throughout by its current owners, whom have completed a full re-wire on the house, installed new in-keeping sash windows, the ground and first floors, had a brand new fitted kitchen installed and created space for an upstairs toilet and handbasin off the main bedroom.

This cosy cottage is spaced across three floors with two double bedrooms and a W.C to the first floor. Living room and kitchen diner to the entry level and to the lower ground floor you will find a three piece bathroom suite, utility area and access to the private gated courtyard with outhouse. Parking is available via permit parking situated on Greenside.

Currently the property is used as an established Air B&B making an approx. gross profit of £22,000 per annum. If this property is of interest to you please contact Hunter's Kendal.

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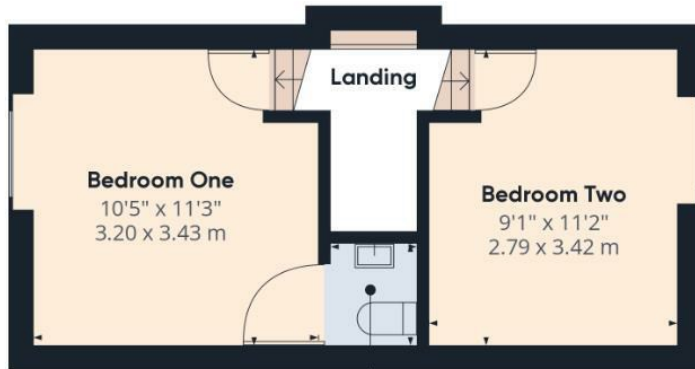
Hallway / Utility
8'0" x 5'0"
2.45 x 1.53 m

Floor -1



Hallway
2'11" x 3'0"
0.91 x 0.93 m

Ground Floor



WC
2'11" x 4'0"
0.91 x 1.23 m

Floor 1



Approximate total area⁽¹⁾

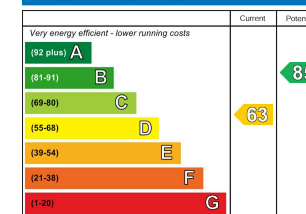
596.85 ft²
55.45 m²

(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.

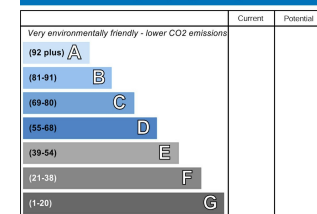
GIRAFFE360

Energy Efficiency Rating



England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales
EU Directive 2002/91/EC

Living room

10'6" x 11'9"

Cosy and inviting, neutral modern décor, ceiling lighting, newly installed sash windows. Hardwearing carpets. Feature fireplace with wooden lintel and tiled inset, original wooden doorway to the hall/ first floor staircase.

Kitchen / Diner

9'2" x 11'2"

Flagstone flooring, ceiling mounted lighting, neutral décor, modern fitted shaker style units, oval single bowl sink with drainer, wooden worktops, with brickwork tiled splash back, original cast iron featured fired stove. Roof top views from the dual aspect newly installed sash windows. Wooden entry doorway to the the lower ground floor staircase.

Bedroom one

10'5" x 11'3"

Double room in size, neutral décor, newly installed front facing sash windows. ceiling mounted lighting, neutral décor and access to a newly fitted W.C.

Bedroom two

9'1" x 11'2"

Neutral décor, Kendal town views from the newly fitted sash windows, had wearing carpets double in size with space for wardrobes.

W.C

2'11" x 4'0"

Newly installed, half tiled with white décor,. W.C and hand basin. Wood effect flooring, fitted with an extractor and spot lighting.

Bathroom

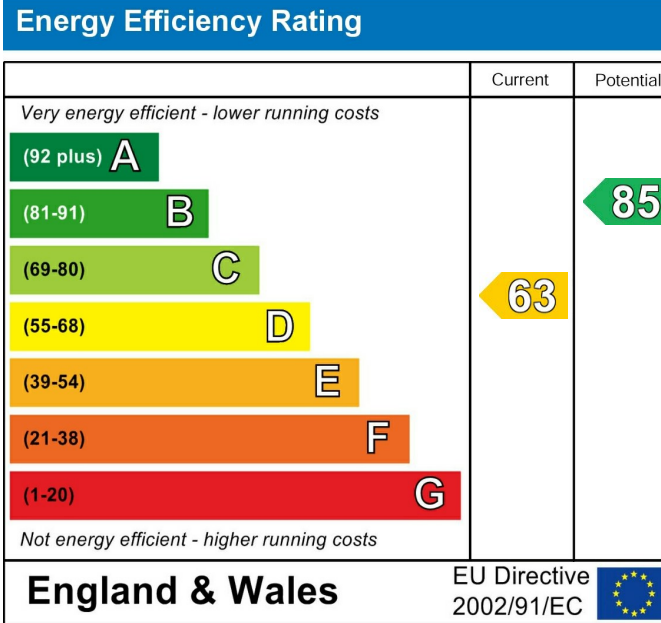
10'5" x 11'3"

Traditional three piece bathroom suite with a shower over the bath. Generously sized with a double glazed UPVC rear window.

Utility lower / ground floor hall

8'0" x 5'0"

Access to the rear yard, light décor, tiled flooring and a handy utility area.



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. 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.



