



HUNTERS  
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FOR SALE  
BY A VIEWING

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

2   |  |  

## Vicars Fields, Kendal

Offers Over £210,000

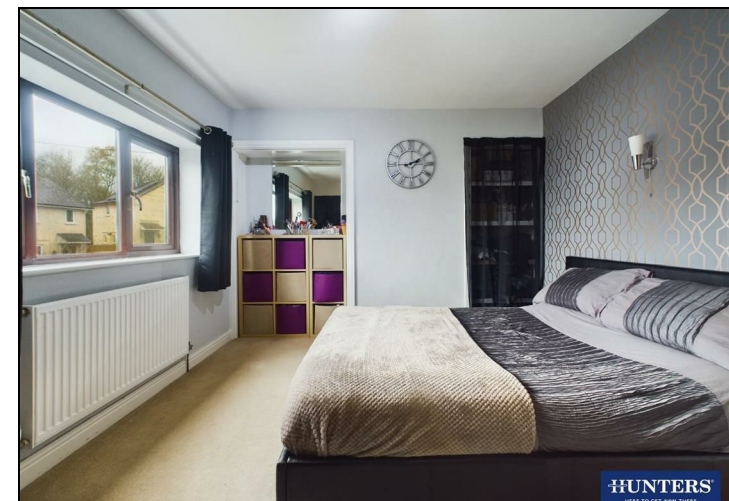


The ideal starter home or first time buy. Generously proportioned rooms with great potential to add your own stamp and style on a well built end of terrace family home. Located on a popular cul-de-sac within Kirkbarrow just above Kendal town. This end-terrace property benefits from parking for three cars, a generous private garden to the rear, family size living room with storage directly leading into the kitchen dining room with outside access. Additionally there's an inner entrance hallway, two bedrooms and a family bathroom suite. Kendal town centre is a 5 minute walk, with Ghyllside pre-school only a 2 minute walk away and at the top of the cul-de-sac, you will find open playing fields with a child's play park.

Highly convenient for Kendal centre, providing easy access to the M6 motorway and Lake District. Please contact Hunters Kendal to book onto the property launch.

## KEY FEATURES

- The ideal starter home
- Off road parking for three cars
- Spacious terraced garden
- Family sized living room
  - Kitchen dining room
  - Two double bedrooms
- Combination central heating and double glazing
- Family three piece bathroom suite
  - Popular central location
- Energy performance certificate C





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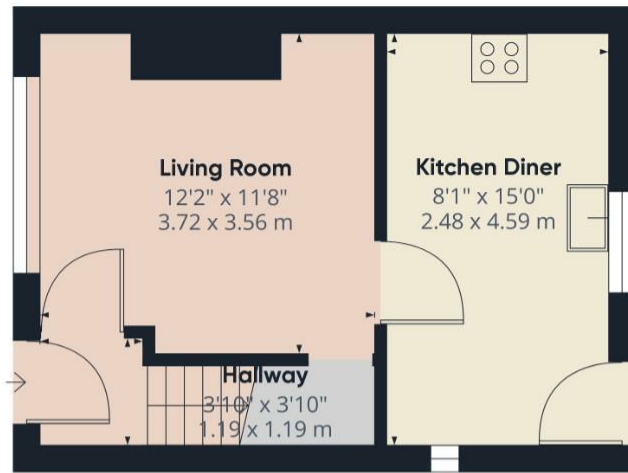


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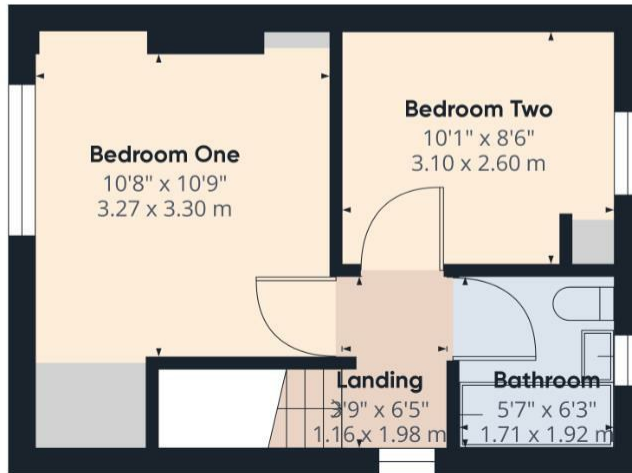


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Ground Floor



Floor 1

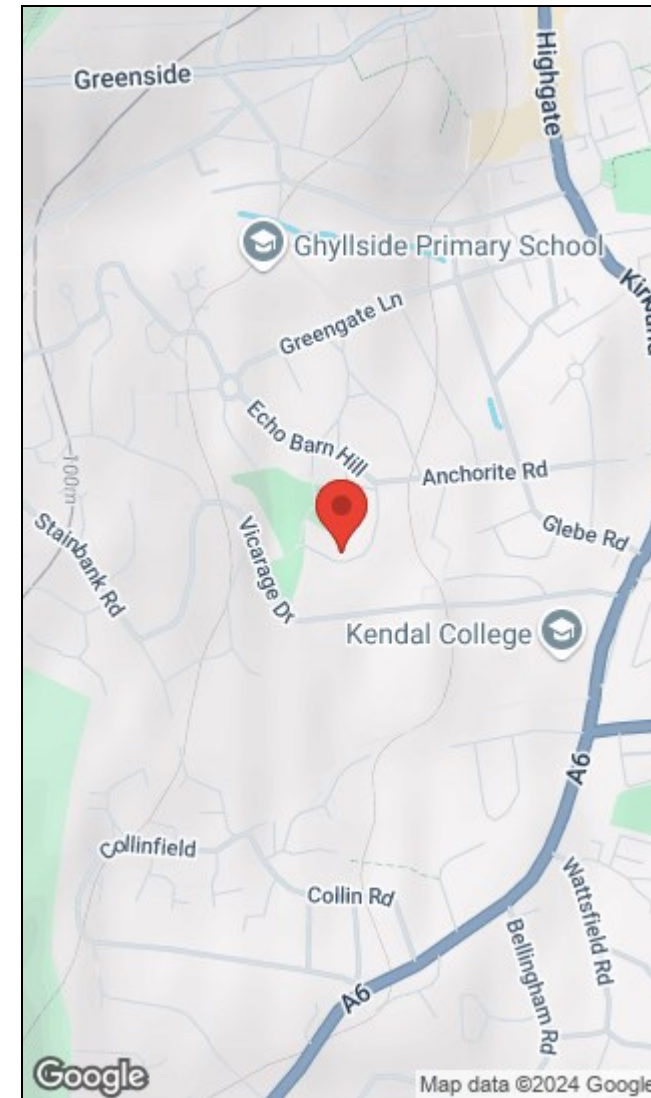


Approximate total area<sup>(1)</sup>  
585.62 ft<sup>2</sup>  
54.41 m<sup>2</sup>

(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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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