



ROBINSON TOWERS

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# High Fellside, Kendal

£270,000

**HUNTERS**<sup>®</sup>  
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This unique end of terrace property is situated within the heart of the historic town of Kendal. Built within 1990 by the renowned home builder Russell Armer and recently Recently modernised and converted by its current owners creating a modern and contemporary home ideal those wanting a property that is ready to move straight into. The layout is spaced across five floors with the garage on the lower ground floor, the main entrance on the upper ground floor, a seating area on the landing and the first floor opens into an impressive open plan living area. There's a high specification fitted kitchen, dining area and lounge area, the room benefits from windows across three sides and there are superb views across Kendal town. The second floor locates two generous bedrooms, landing storage and a contemporary high-end finish shower room.

Outside the property there is driveway parking Infront of the garage and use of the communal grounds.

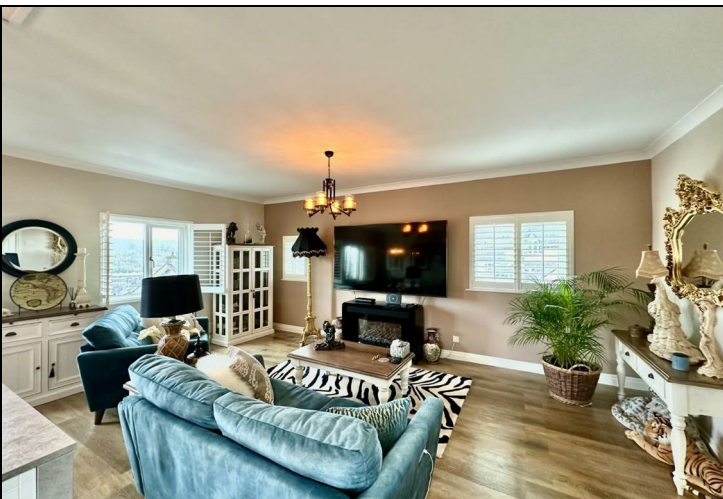
Contact Hunters Kendal to enquire about this conveniently placed modern and contemporary home.

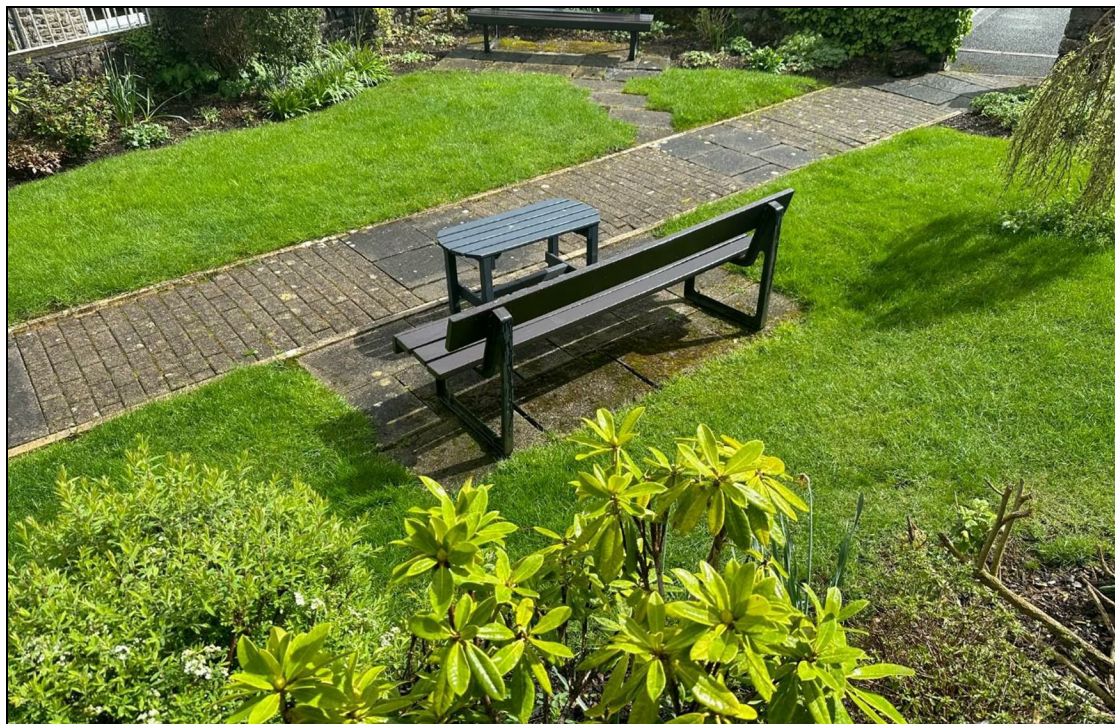
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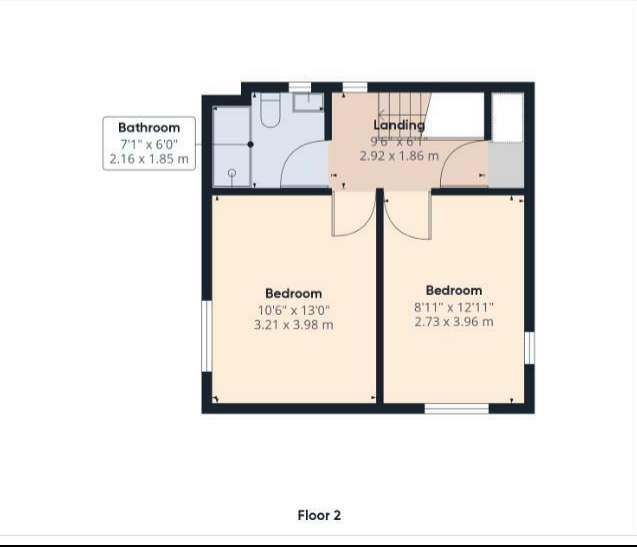
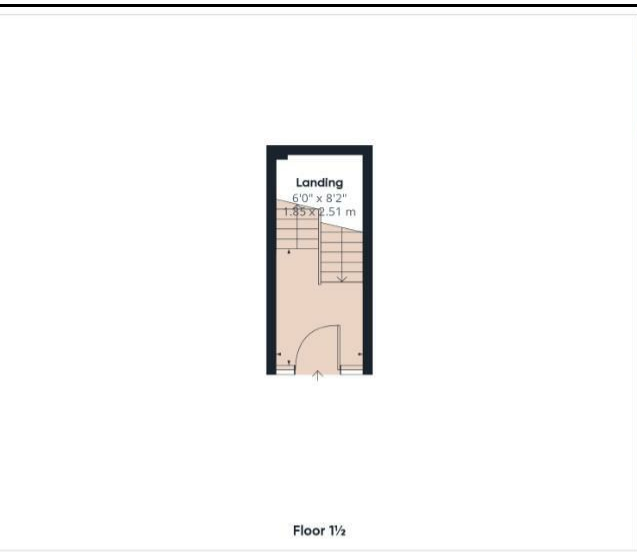
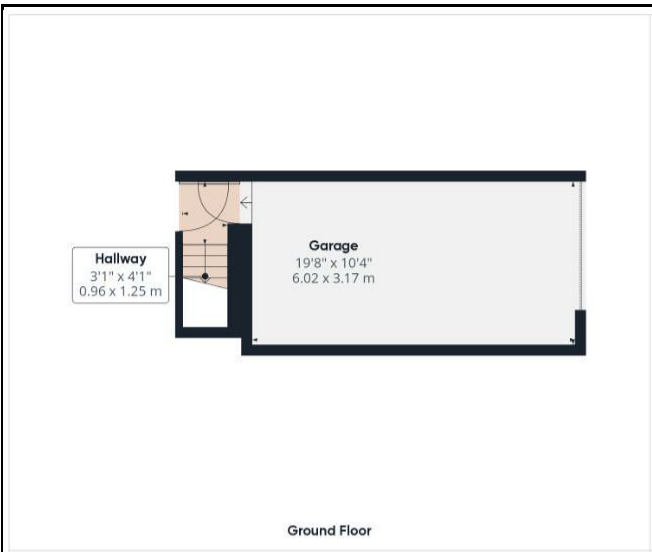


## KEY FEATURES

- Beautifully modernised and converted throughout
  - Centrally located within the market town of Kendal
    - Spacious and contemporary layout
    - Impressive open plan living space
- Private integrated garage and driveway parking
  - Two double bedrooms
  - Modern high specification shower room
  - Use of communal gardens
  - Close to the towns amenities
  - Energy performance certificate D





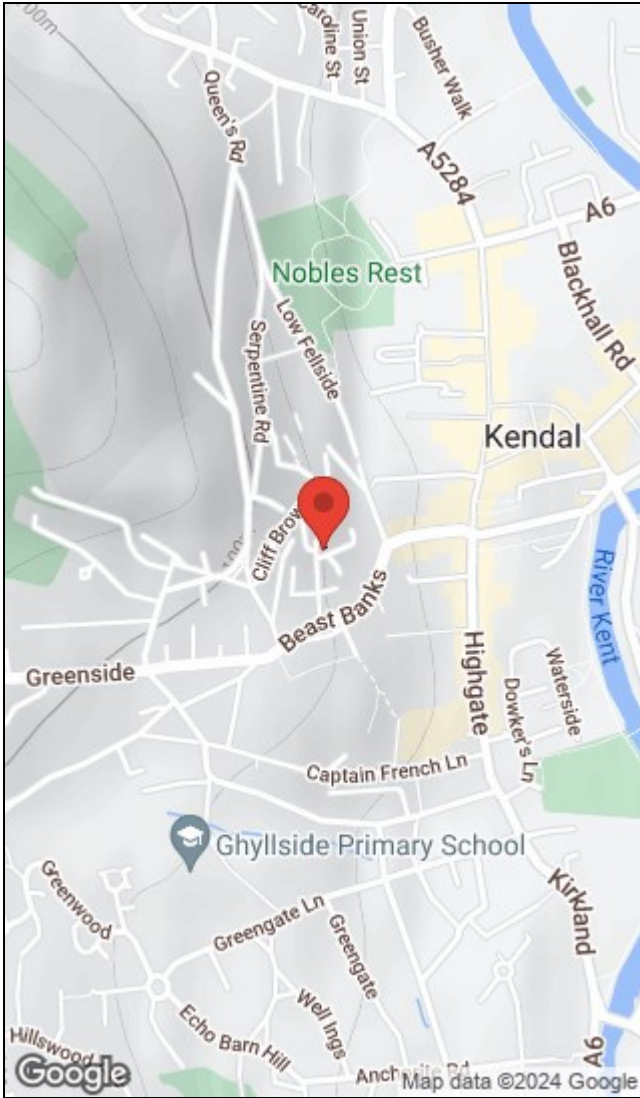


Approximate total area<sup>(1)</sup>  
 1122.32 ft<sup>2</sup>  
 104.27 m<sup>2</sup>

(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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(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		
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