



**Heron Hill, Kendal**

LA9 7JD

**£270,000**



# Heron Hill, Kendal

## DESCRIPTION

Conveniently situated ground floor accommodation within the sought-after residential area of Heron Hill, benefiting from off road parking, front/rear gardens and a spacious ground floor layout.

The single storey ground floor accommodation consists of the following; an inner entrance hallway, plenty of storage throughout, two double bedrooms, wet room and a spacious kitchen diner with a handy pantry storeroom and outside access to the garden with two terraces, pleasant open views to the back and an outhouse. The living room features a bay fronted window, ideal for dining and centers a modern stone inset fireplace. The property is heated via a gas combination boiler and benefits from double glazing throughout.

The ideal retirement property offers single storey accommodation across one spacious floor. Benefits from pleasant views to the rear, an enclosed garden with an outhouse and off road parking for one vehicle.

Within 10 minutes walk to Kendal town centre, close to supermarkets, shops, regular local routes, the leisure centre and Helme Chase Medical practice.



# ROOMS

## Living room

13'10" 15'5"

Spacious room with large bay front windows, inset marble fireplace. Neutral décor, carpets and ceiling mounted lighting.

## Kitchen diner

11'8" x 11'3"

Sizable room, wooden style fitted units, marble effect worktops, attractive tiled splashback. freestanding grill oven with hob. extractor fan. Large windows over looking the garden, neutral décor, fitted wall storage. tiled flooring ceiling mounted lighting. Outside access and access to a handy pantry/ store.

## Bedroom one

11'10" x 9'2"

double in size, space for wardrobes inbuilt storage. Front facing windows, neutral décor, carpets and pendant lighting.

## Bedroom two

11'7" x 9'1"

Double in size, neutral décor and carpets, inbuilt storage and space for wardrobes. Rear garden views and pendant lighting.

## Wet room

6'4" x 5'7"

Tiled walls with mosaic bordering. Wet room flooring with drainage. Wall mounted shower. W.C and hand basin. Rear obscured window, radiator and hand rail with ceiling mounted lighting.

## Property information

The property owns the freehold of number 42 and 44 Heron Hill. (NO.44 is a separately owned leasehold property) Currently there is an agreement that both properties have allocated driveway parking, all maintenance is agreed on a shared basis, and there are current rights of access for number 44 to access the top outhouse via the rear gate.

Probate was raised on this property within the week commencing the 6th of May 24.



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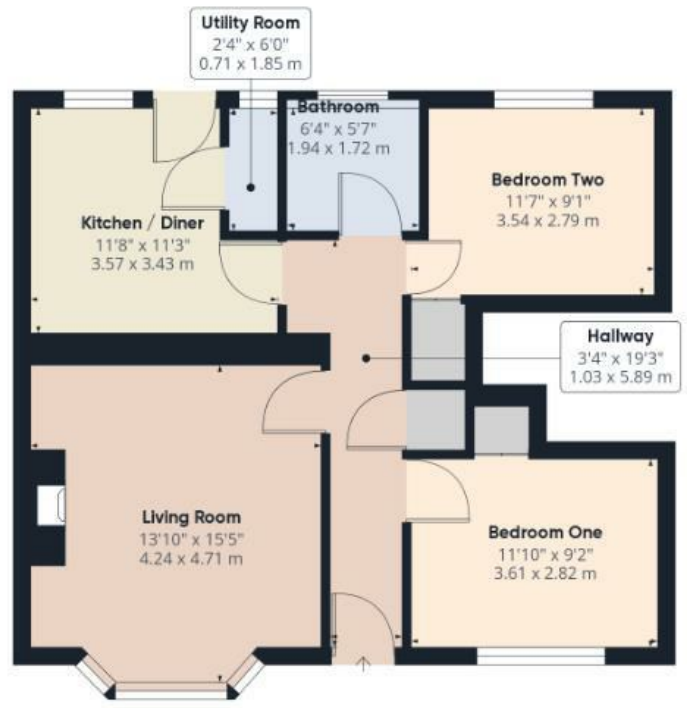
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

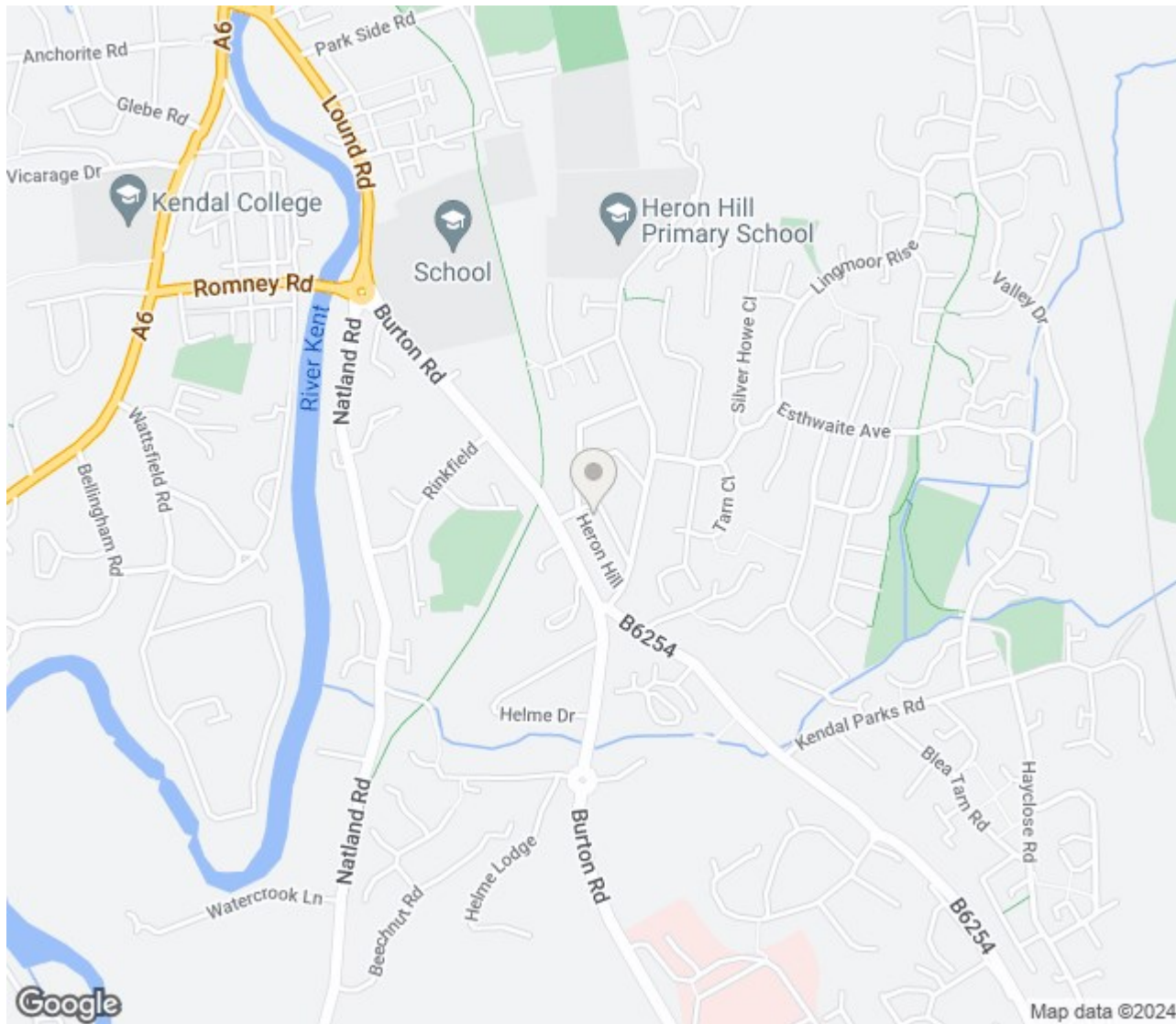
767.68 ft<sup>2</sup>

71.32 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.





## ENERGY PERFORMANCE CERTIFICATE

### 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>	<b>67</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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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.

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