



**Heron Hill, Kendal**  
LA9 7JD

**Offers In The Region**



# Heron Hill, Kendal

## DESCRIPTION

This property is for sale by Tradition Auction which is operated by iamsold Limited.

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 centres a modern stone inset fireplace. The property is heated via a gas combination boiler and benefits from double glazing throughout. Benefits from pleasant views to the rear, an enclosed garden with an outhouse and off road parking for one vehicle.

### Auctioneer Comments:

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

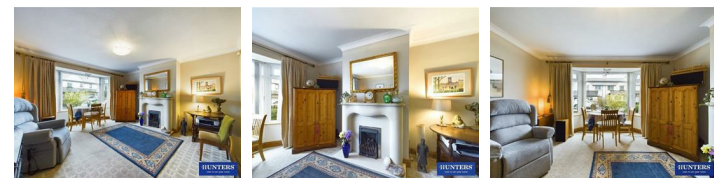
A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT



# ROOMS

Living room  
13'10" x 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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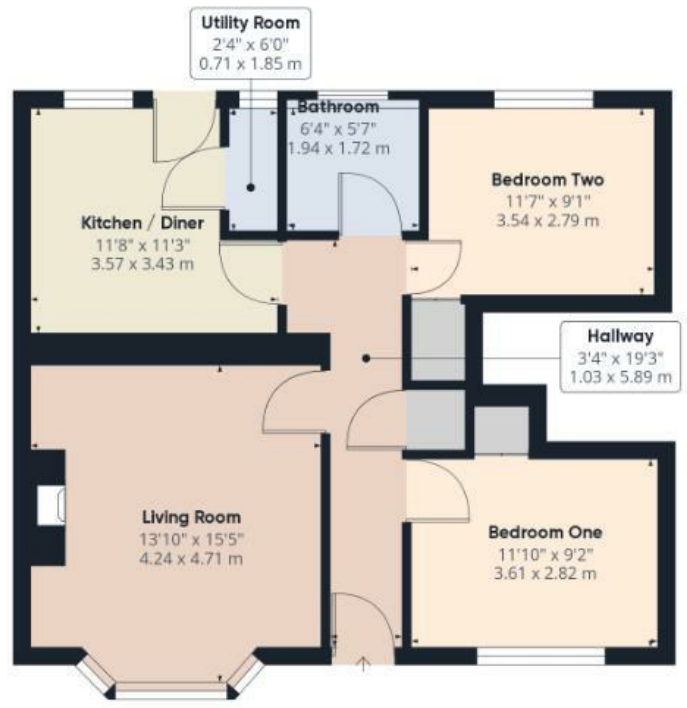


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Ground Floor Building 1



Ground Floor Building 2

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

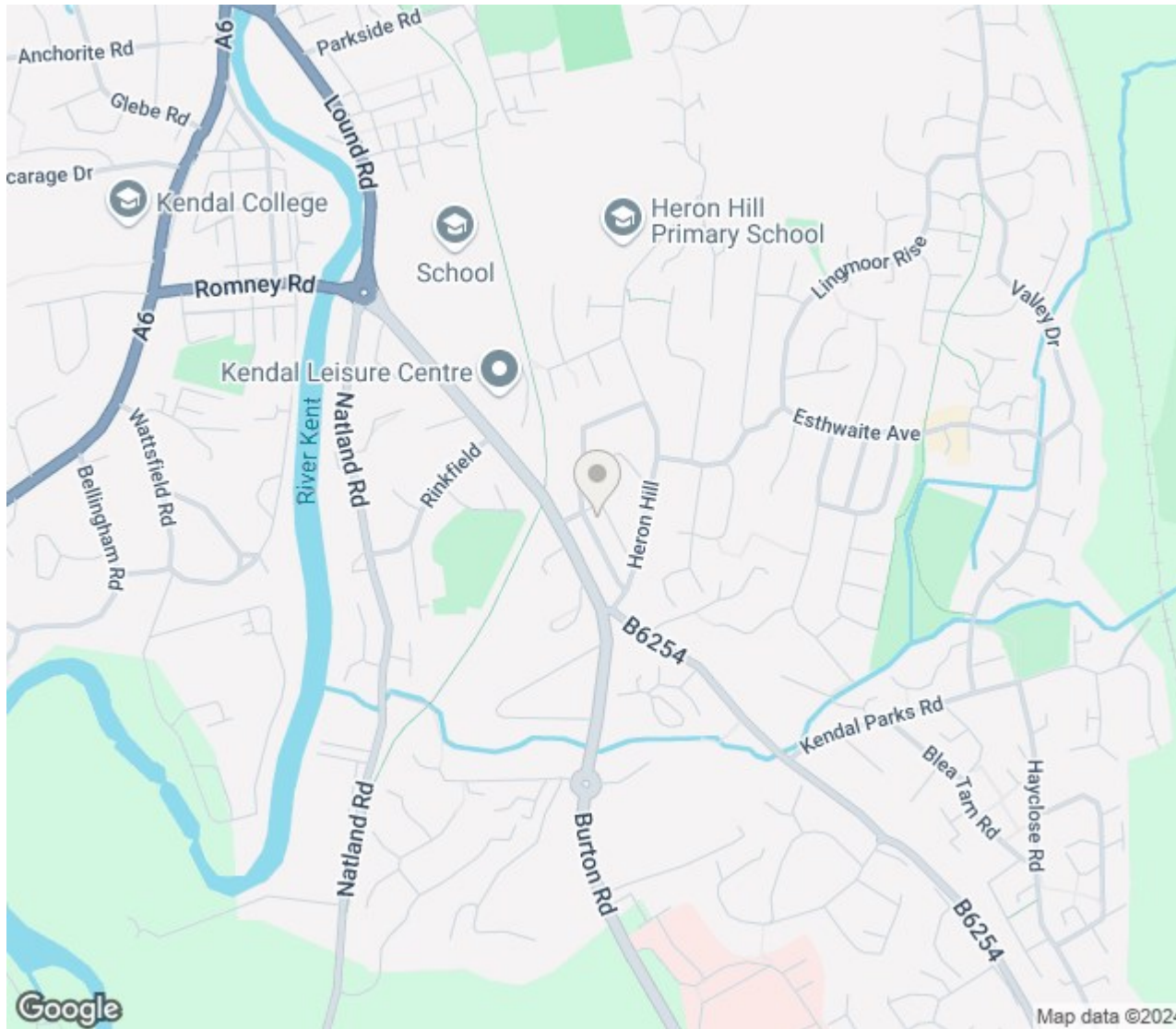
767.68 ft<sup>2</sup>

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.

**86 Highgate, Kendal, LA9 4HE | 01539 816399 | kendal@hunters.com**









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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