

Halls Yard, Stricklandgate, Kendal, LA9 4RF

- Two Bed Maisonette
- Secure Telecom Access to Halls Yard
- Living Room
- Two Upper Level Bedrooms
- 978 Years to Run On Lease

- Town Centre Location
- Private Access to the Flat
- Well Equipped Kitchen
- Balcony Area Provides Outside Space
- Council Tax Band

Guide Price £150,000

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A well presented maisonette offered chain free and is an ideal investment buy, lock up and go second home, or a main home for those looking to enjoy town centre living. The property is located at the bottom of Stricklandgate and just on the fringes of the town centre. This is a first floor flat, above the Frothy Moon wedding shop and enjoying a secure access from the street via a telecom system.

Once in the Yard, you ascend a metal staircase and onto a large balcony area which provides access to the maisonette and a neighbouring flat. Internally on the first floor you will find an entrance hall, living room and kitchen whilst on the upper level there is a landing, two bedrooms and a bathroom.



The flat has electric central heating and is double glazed. With the accommodation spanning two floors and having balcony space immediately outside the entrance door, the property feels more like a house than a flat and an internal viewing will confirm this.

The balcony offers a space to sit out and enjoy the sun before strolling into town and experiencing the local amenities, bars, cafes and restaurants. Kendal is full of independent shops and leisure facilities and there is a Marks & Spencer and Booths within easy walking distance.



Looking further afield, Kendal has excellent connections with the M6 and the West Coast main rail line at Oxenholme, and it is just a 9 miles drive to Windermere, taking you into the heart of the Lake District National Park.

The property is on a long lease, running 999 years from the 1st of June 2004.



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Entrance Hall

You enter through a timber framed part glazed timber door and step into a welcoming hallway providing access to the kitchen, living room, and the stairs rising to the first floor. You will find a useful understairs storage cupboard and an attractive light oak laminated floor that extends into the living room for a contemporary look.

Living Room

A wonderfully bright room with natural light flooding in from the two windows that overlook Stricklandgate. There is plenty of room for a sofa and chairs and television table.

Kitchen

Fitted with a range of units at wall and base level and with contrasting work surfaces running over. The kitchen is well equipped with undercounter fridge and freezer, a dishwasher, space and plumbing for a washing machine, an electric hob and oven, overhead extractor and an inset sink and drainer.

First Floor Landing

Accessed from the stairs rising from the hallway and being full of light, helped by the sun-light tube positioned at the top of the stairwell.

Bedroom One

A good sized double room with plenty of space for a double bed and with generous storage with built-in cupboards.

Bedroom Two

The second room has a sky light window and offers space for a single bed. Please note there is some restriction on head-height.

Bathroom

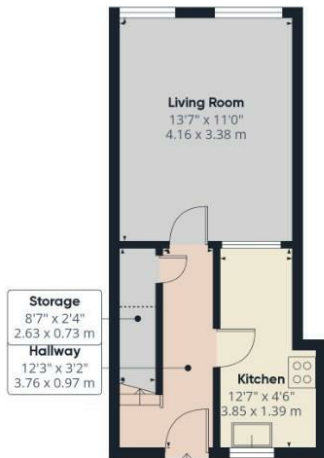
The bathroom suite comprises of a panel bath with an overhead thermostatic valve shower, a pedestal wash-hand basin and a low level WC. The elevations and floor are fully tiled and there is a white towel rail.

Balcony

Outside the front door you find a balcony area offering room to sit outdoors and decorate planters and pots. The space is shared with one other flat.

Communal Entrance

The entrance is from Stricklandgate with a secure telecom access. You will find a meter cupboard in the alley and a metal staircase rising to the level balcony and access to the flat.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

568.02 ft²

52.77 m²

Reduced headroom

51.11 ft²

4.75 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

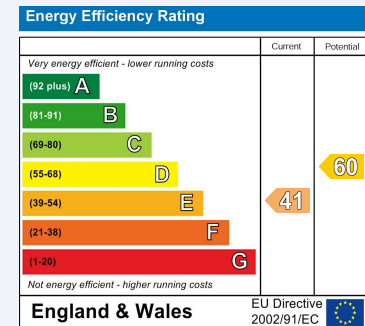
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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