



**POOLE
TOWNSEND**

17, Yard 119 Highgate

£127,000

1 1 1



Centrally located within the historic market town of Kendal, this property boasts a hidden location within one of Kendal's many yards accessed from Highgate. This top floor apartment forms part of a more modern development and offers direct access to a wide range of amenities throughout the town.

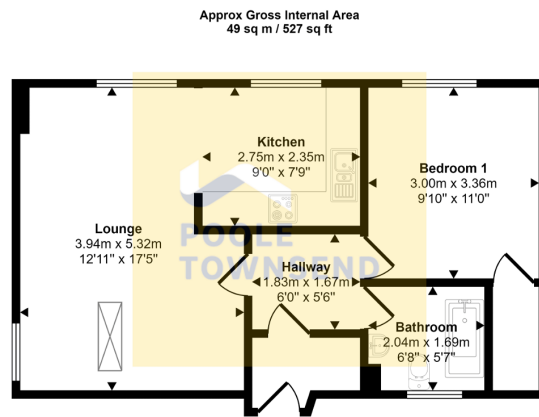
Approached from the front via metal steps leading up to a covered entrance into an entrance vestibule, which provides space for coat and shoe storage whilst also housing the gas fired boiler. The vestibule provides access to the inner hallway which leads onto the remaining internal accommodation.

The main living space within the property is an open plan, lounge and dining area which leads into the modern fitted kitchen all of which is set beneath a pitched ceiling with feature beams and windows to multiple aspects. There is a place for a dedicated seating and dining area whilst the kitchen comprises an L-shaped worksurface with fitted storage units along with recess space for a fridge and a washing machine. There is a stainless steel sink and drain as well as a hob and built in oven.

The bedroom offers double proportions with partially pitched ceiling and feature wooden beams along with a low level window to the side as well as access to a storage cupboard.

The property is completed by three-piece bathroom which includes a low level bath with wall mounted shower, WC and wash hand basin.

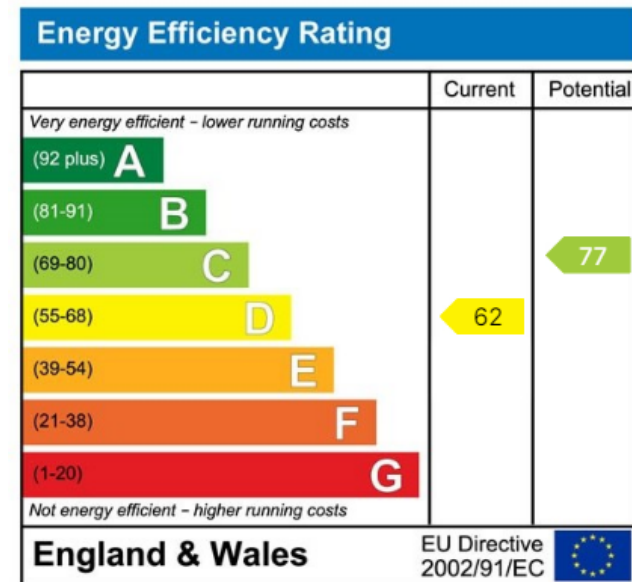
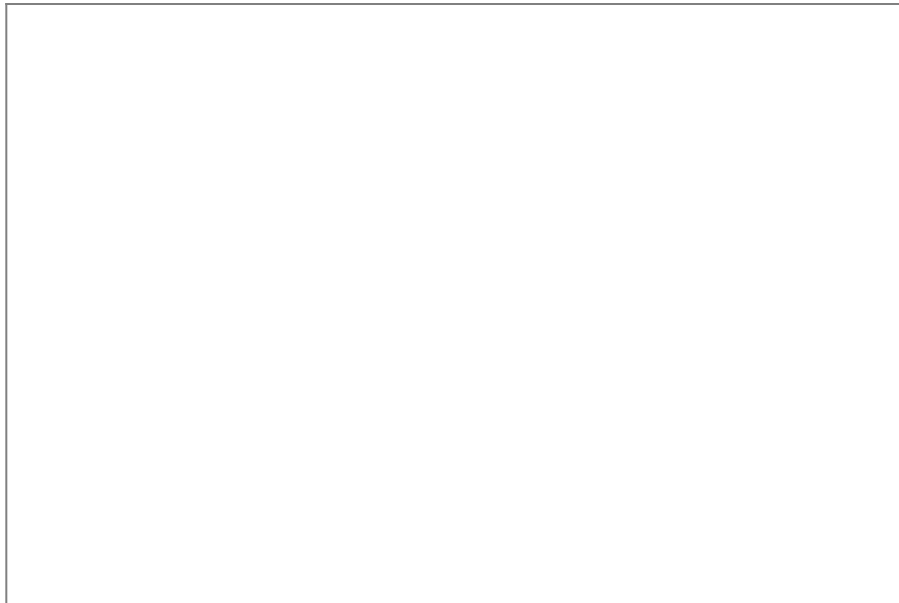




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Chain Free
- Tucked into one of Kendal's Historic Yards
- Character Beams Throughout
- Open Plan Living Space
- One Double Bedroom
- Neutral Bathroom Suite
- Top Floor Flat
- Close to Local Amenities
- Council Tax Band: A
- EPC Rating: D



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