HUNTERS®

HERE TO GET *you* THERE

Hall Park

Burneside, Kendal, LA9 6QF

Offers Over £275,000

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Council Tax: B

48 Hall Park

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Entrance Hall
You step into the entrance via a UPVC door with side panel and decorative glass and into the entry which provides access to the living room. kitchen, and the stairs rising to the first floor. There is a useful understairs cupboard and space to hand costs and store shoes.

Living Room
The living room is attractively decorated with grey painted walls and a wallpapered feature elevation, and has natural light flooding the room.

Conservatory

Kitchen
The kitchen is fitted with a range of grey, high gloss units at wall and base level and with contrasting worksurfaces running over. Integral appliances include a 4-ring ceramic hob with chimney extractor hood over, and electric oven, a one-and-a-half bowl sink and drainer, and a freestanding dishwasher. The wall cabinets have under cabinet lighting and there is undercounter space for a wine cooler or fridge. The dining space is to be found towards the front elevation and there is ample space for a family sized dining table and chairs.

Utility
Accessed from the kitchen and with undercounter space and plumbing for a washing machine, space for a tall fridge freezer and wall cabinets for storage. There is also a useful built-in storage cupboard, a side door leading to the rear garden, and a ground floor cloakroom.

Cloakroom
With a low level WC and a countertop wash-hand basin.

First Floor Landing
Accessed from the stairs rising from the entrance and with plenty of storage behind sliding glass frontend doors.

Bedroom One
A good sized double bedroom with a window to the front elevation and with plenty of space for a double bed, bedside cabinet, wardrobes and chest of drawers.

Bedroom Two
A second double bedroom again with a window to the front elevation and with some built in wardrobe space.

Bedroom Three
The third bedroom is currently laid out as a hobby room but and is a large single room, that could be used as an occasional double.

Bathroom
The bathroom has a panel bath with thermostatic shower over and glass shower shower screen, a wash-hand basin set in a vanity unit and a WC with concealed cistern. The elevations are full tiled and there is a chrome heated towel rail.

Gardens
The property has a large front garden and driveway, setting the property well back from the road. The landscaping includes planted borders, a low maintenance artificial grass lawn and a raised

planted bed constructed with railway sleepers. To the rear there is a useful storage shed, a raised composite decking area, and block paved hardstanding, creating ample space for garden furniture to sit out, socialsie, and enjoy the outdoor space. There is a pedestrian gate to the rear giving access to a communal greenspace and paths leading to additional unallocated parking spaces

Driveway

There is parking for two to three vehicles on the driveway running alongside the lawn.

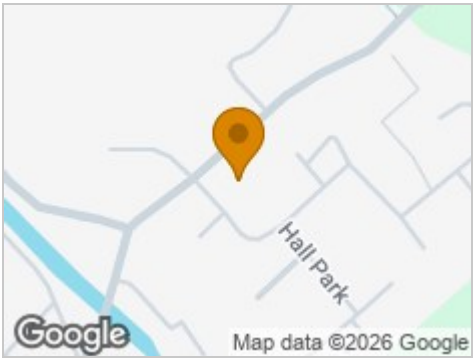
Agents Note

Please note that there is local occupancy clause on this property in common with other ex local authority house in the village. This requires the owner to be able to demonstrate that they have lived or worked in Cumbria for the last 3 years. On acceptance by the local council, the buyer will be liable for a payment of £181 to be paid via your chosen solicitor. Please note there is a Discretionary consent form to enable any purchasers which is put forward to the council.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Road Map



Hybrid Map

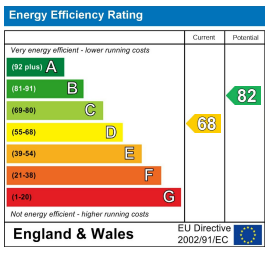
Terrain Map

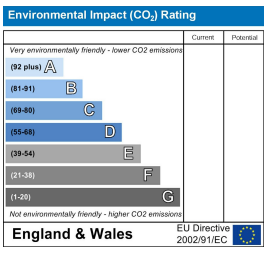
Floor Plan

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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