HUNTERS®

HERE TO GET *you* THERE



Websters Yard

Highgate, Kendal, LA9 4HA

Offers Over £135,000

2 1 1 E

Council Tax:





4 Websters Yard

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Lounge
8'7" x 15'4" (2.62m x 4.67m)
Spacious modern lounge with characterful alcoves, focal electric fire and sash windows over looking Kendal town. Furnishings available subject to offer.

Kitchen
10'8" x 8'4" (3.25m x 2.54m)
Modern fitted kitchen, cream shaker units, wood style works tops, plumbing for a washing machine, hob, oven, extractor fan, inbuilt fridge freezer and breakfast bar. Washing machine available for separate negotiation.

Bedroom one
13'0" x 8'7" (3.96m x 2.62m)
Sizable double room, carpets, modern décor, rear facing sash windows and included wardrobes/TV for an additional price.

Bedroom two
6'0" x 9'4" (1.83m x 2.84m)
Modern décor, carpets and rear facing windows.

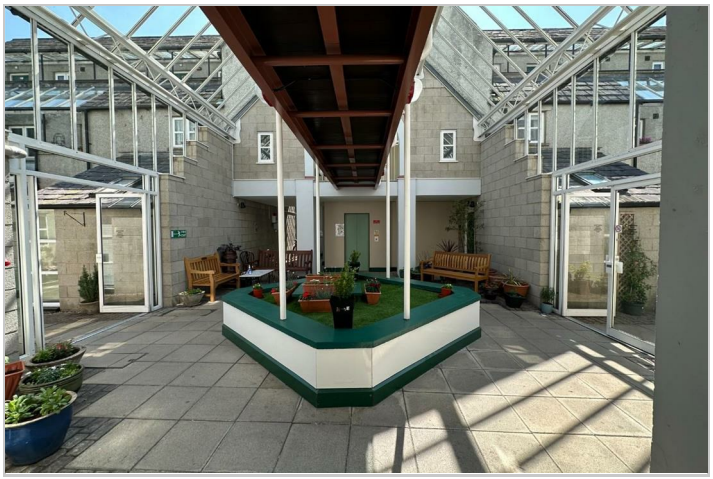
Bathroom suite
6'11" x 6'7" (2.11m x 2.01m)
Three piece modern white suite, partly tiled walls and fully tiled floors.

Leasehold details
On a long lease, set up 1st of April 1989 and with 964 remaining. The current annual charges as of March 2025 are £50 ground rent, and a management fee of £1119.50 which is paid in quarterly instalments. There is also a £500 sinking fund contribution. Please be advised that the lease does not permit the flat to be used as a holiday let.

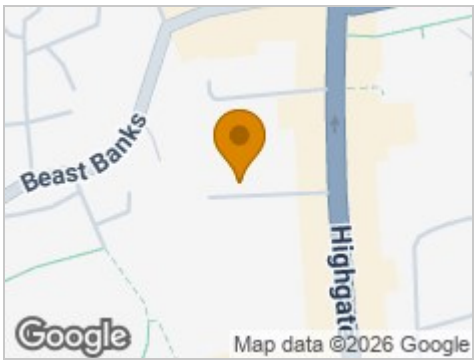








Road Map



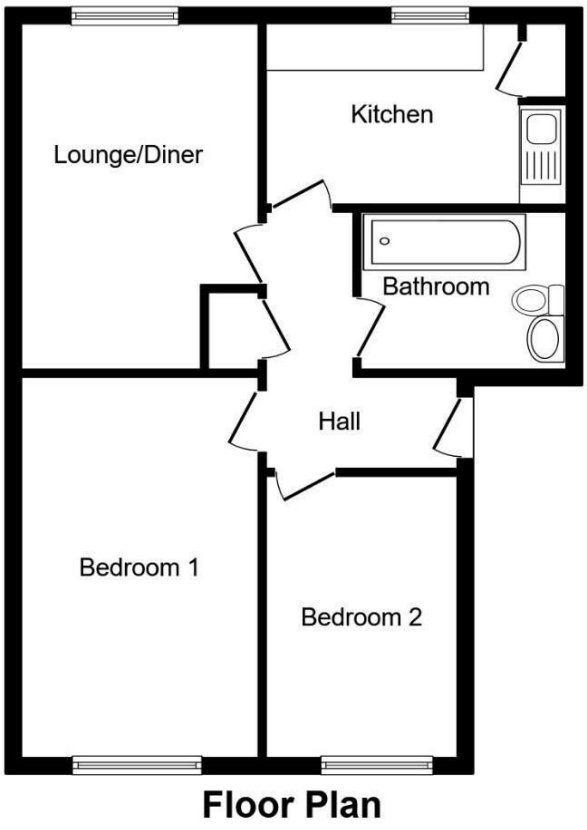
Hybrid Map



Terrain Map



Floor Plan

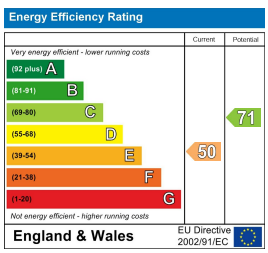


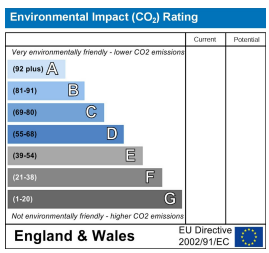
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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