



17 Greencoats Yard Blackhall Road, Kendal  
£135,000



## 17 Greencoats Yard, Blackhall Road

### Kendal

A well proportioned first floor apartment centrally located within the market town of Kendal. The apartment is convenient for the many amenities which include the bus and railway stations, restaurants, shops and cafes and is within easy reach of the Lake District and Yorkshire Dales National Parks and road links to the M6.

Welcoming you to this first-floor apartment is a 2-bedroom property perfect for first-time buyers or investors seeking a property with potential. The unit awaits renovations, presenting an ideal blank canvas for creating your dream home. Boasting no chain, step inside to find a substantial open-plan living area ideal for both relaxation and entertainment. Two generously sized double bedrooms await, providing ample space for rest and rejuvenation. The property is complete with a three-piece suite bathroom in white, offering essential comfort and convenience.

Outside, the property has an attractive gated communal courtyard, additionally, the outdoor area features a bike store and bin store, ensuring practical solutions for every-day storage needs. Embrace the opportunity to add your personal touch to this promising abode while relishing the benefits of a well-connected location and inviting outdoor amenities. This property embodies the perfect balance of potential and practicality, promising a lifestyle of convenience and comfort for its fortunate new owners.

### FIRST FLOOR

#### ENTRANCE HALL

3' 7" x 2' 9" (1.09m x 0.83m)

#### INNER HALLWAY

9' 2" x 3' 3" (2.80m x 1.00m)

#### OPEN PLAN LIVING AREA

27' 2" x 11' 5" (8.28m x 3.47m)

#### BEDROOM

11' 3" x 9' 9" (3.44m x 2.97m)

#### BEDROOM

9' 6" x 8' 3" (2.89m x 2.51m)

#### BATHROOM

7' 5" x 5' 7" (2.26m x 1.70m)





- First floor apartment
- A great first time buyers property or investment property
- In need of some renovation
- No chain
- Substantial open plan living area
- Two double bedrooms
- Three piece suite bathroom in white
- Easy access to the town centre
- Short walk to local transport services
- Road links to the M6 Motorway and the Lake District National Park

**EPC RATING: E**

**SERVICES:** Mains electric, mains water, mains drainage

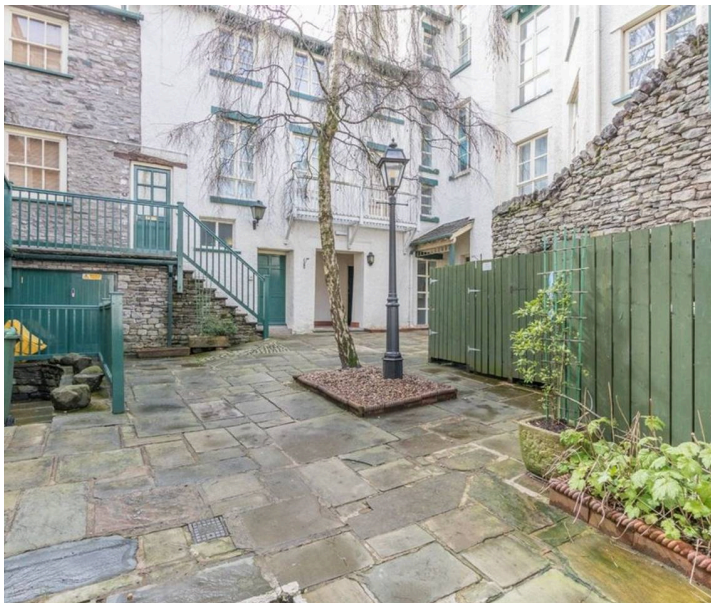
**COUNCIL TAX:** CURRENTLY BAND B

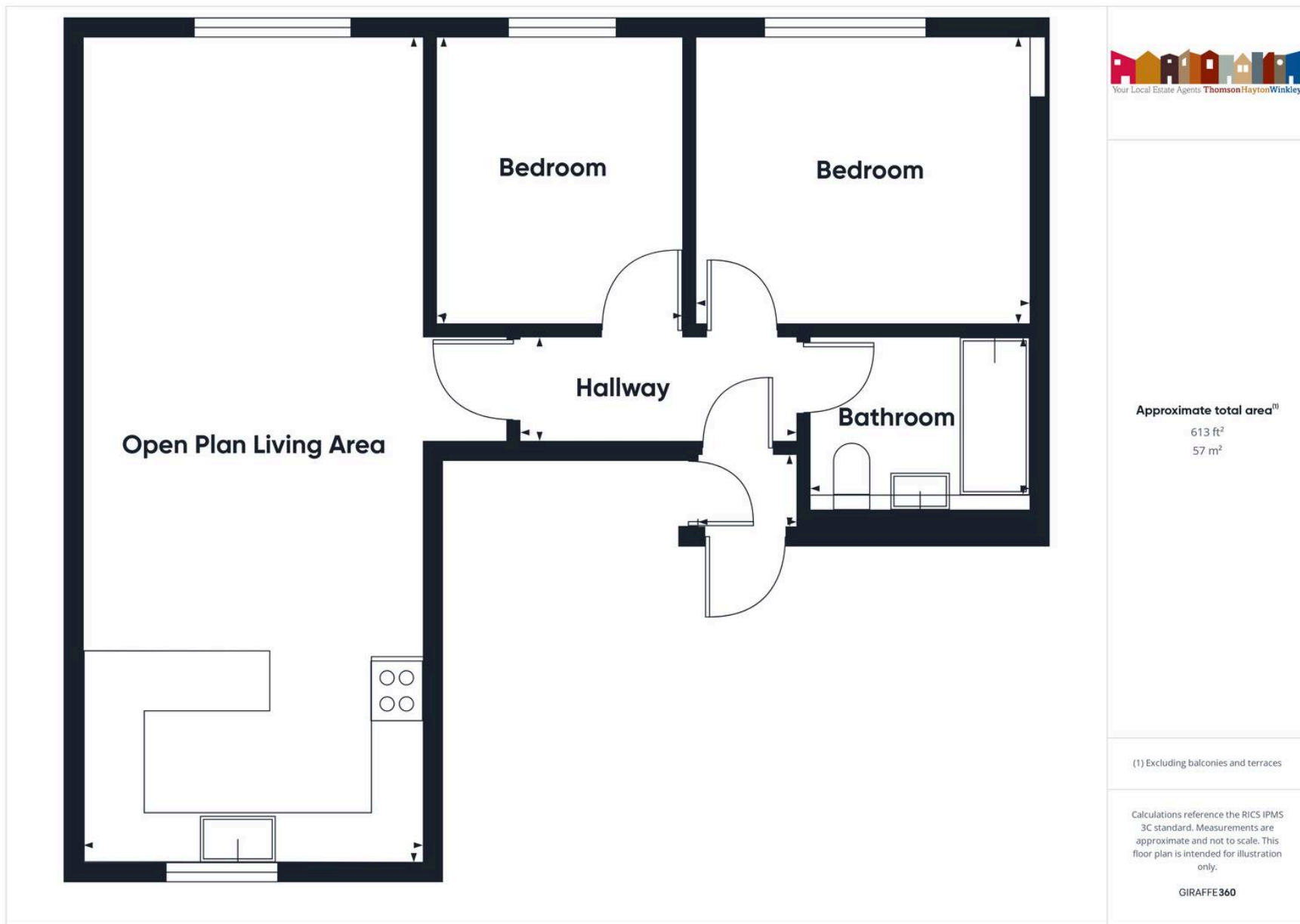
**TENURE:** LEASEHOLD

**DIRECTIONS:** From our Kendal office proceed along Sandes Avenue turning right at the traffic lights. Continue along Blackhall road passing the bus station and Blackhall Croft to find Greencoats Yard located on the right next to the traffic lights.

**WHAT3WORDS:**///zips.wasp.punk

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## THW Estate Agents

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