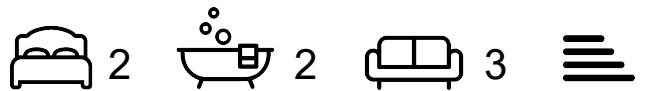




Moorend

Endmoor, Kendal, LA8 0EW

£1,000 Per Month



A large two bedroom end terrace home, located in a rural position just outside of Kendal. Although the house is just two bedrooms, the accommodation is exceptionally spacious, arranged over four floors and having just been freshly decorated. The list of accommodation includes: Entrance Hall, Dining Room, Fitted Kitchen, and Cloakroom. On the first floor there is a Living Room featuring a balcony with delightful long countryside views, and Bedroom One. On the second floor there you find Bedroom Two, a Dressing Room, and the Family Bathroom. In the lower level, there is a large Amenity Room, which could serve a wide-range of uses. Outside there is a Courtyard style garden and off road parking for two vehicles. White goods not included.

With the benefits of gas central heating and double glazing, this property is ideally suited to a professional couple or younger family.

What3Words [///survive.deranged.invents](https://www.what3words.com/survive.deranged.invents)

Rent £1,000 PCM



Entrance

The front door is sheltered by an overhanging canopy, and stepping through you come into a welcoming hallway which provides access to the dining room and the stairs rising to the first floor and down to the lower lever.

Kitchen 9'3" x 9'4" (2.82m x 2.86m)

Fitted with a range of units at wall and base level with contrasting worksurfaces and being tiled to the splashbacks. Integral appliances include an electric oven, an electric hob, a fridge an freezer, and an inset sink and drainer. There is also a free standing washing machine, and the room is open plan to the dining room.

Dining Room 12'9" x 9'8" (3.91m x 2.95m)

A large room with natural light flooding in from the window and glazed door overlooking the courtyard garden. The floor is tiled, and this continues throughout all the ground floor accommodation providing a coordinated and stylish look. There is plenty of space in here for a family sized dining tale and chairs, or it might be also used as a day room.

Inner Hall

Accessed just off the dining room and providing access to the WC.

Ground Floor WC 7'9" x 3'2" (2.38m x 0.98m)

With a low-lever WC and a wash hand basin.

First Floor Landing

Accessed via the stairs rising from the entrance and providing access to the living room, bedroom one, and the stairs to the second floor.

Living Room 12'10" x 12'8" (max) (3.93m x 3.88m (max))

The room if flooded with natural light coming in from the sliding double doors leading out to the balcony and from a window to the side. There is plenty of space for a sofa, chairs, and television table. Stepping onto the balcony, you have wonderful far reaching views over open countryside.

Bedroom One 10'10" (to wardrobes) x 9'5" (3.32m (to wardrobes) x 2.88m)

With a range of fitted wardrobes and a handwash basin. Plenty of space for a double bed and has a window to the rear elevation.

Second Floor Landing

Providing access to bedroom two, the dressing room, and the family bathroom.

Bedroom Two 12'11" x 9'7" (3.94m x 2.94m)

A large double room with lovey long views, and with plenty of space for a double bed, wardrobes, and chest of draws.

Dressing Room/Office 6'8" x 6'1" (2.05m x 1.87m)

Ideal for a dressing room, store room, or perhaps an office,

Family Bathroom 6'7" x 6'3" (2.02m x 1.92m)

A modern fitted bathroom comprising of a bath with shower over and glass screen, a wash hand basin , and a WC. The elevations and floor are fully tiled and there is a chrome heated towel rail.

Lower Level

Amenity Room 20'9" x 11'10" (6.35m x 3.63m)

Descending the stairs from the entrance, you come to large amenity room that could serve a whole range of uses depending on the tenants preference. There is no natural light to the room meaning it cannot be classed as a bedroom, but uses could include a games room, hobby room, gym, or cinema room. There is mechanical extraction for ventilation and you will find the gas fired boiler in the room housed in a cupboard.

Gardens

A small courtyard style garden wraps around the front, side and rear of the house, with a stone wall boundary and being planted with mature plants and shrubs. There is a timber framed shed, ideal for storing away bikes, out door items, and perhaps for use a summerhouse.

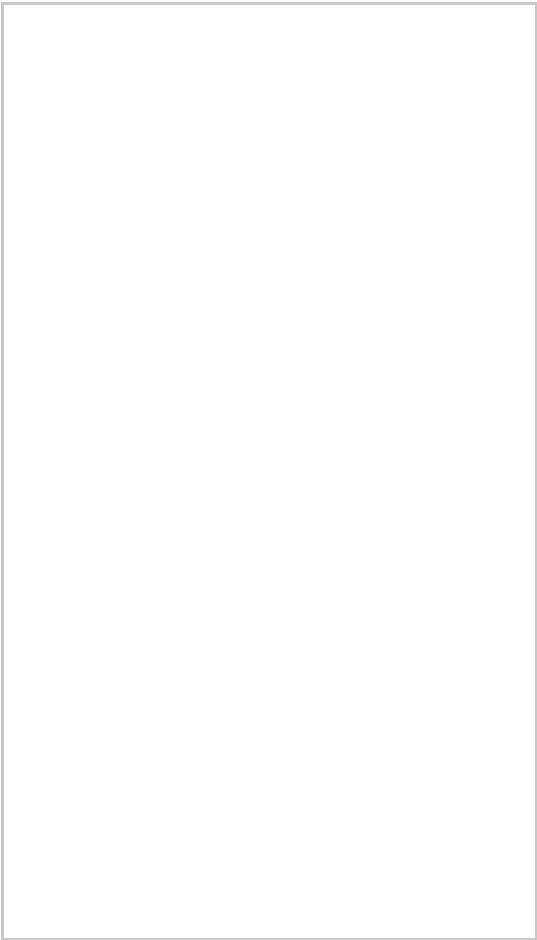
Parking

You have two spaces to the front of the house for off-road parking.

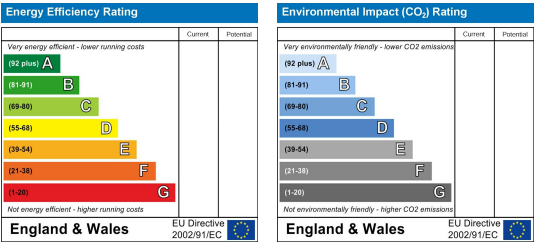
Area Map



Floor Plans



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.