

HUNTERS®

HERE TO GET *you* THERE



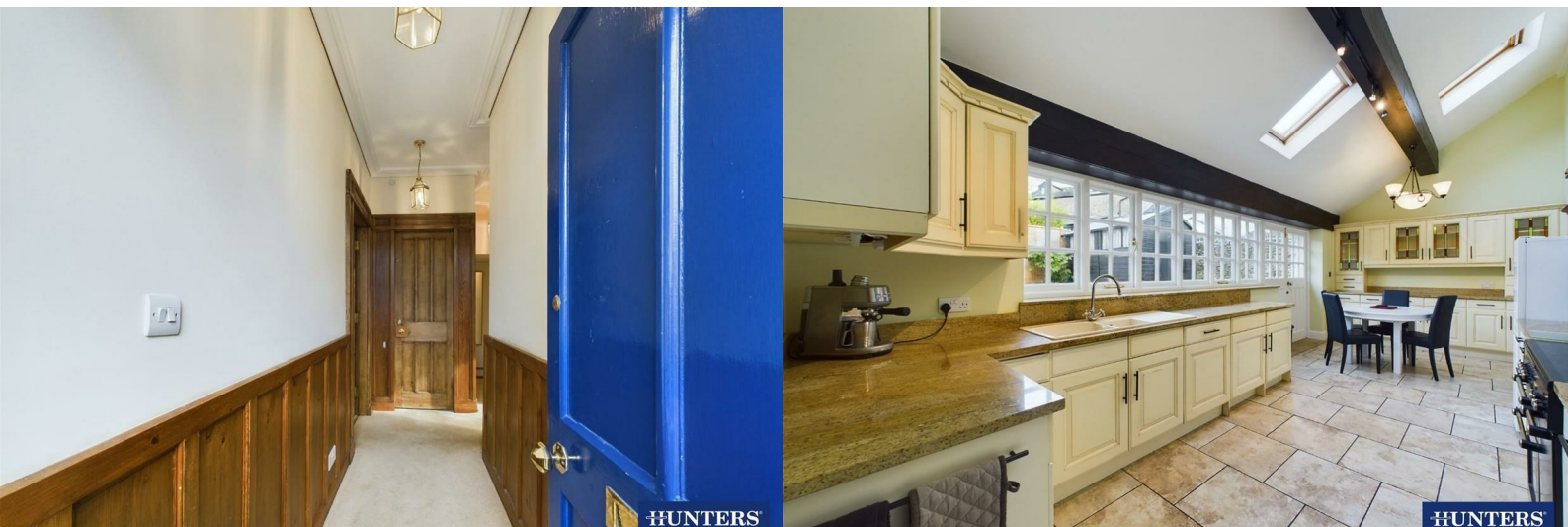
Mount Pleasant

Kendal, LA9 4JS

Guide Price £360,000



Council Tax: B



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Entrance Hall

The flat is accessed up a few stone steps and you then enter the hallway which gives access to the living room, bedroom one, and the stairs leading to the lower level.

Living Room

A large room with a shuttered window to the front elevation. Plenty of space for a sofa and chairs and perhaps a dining table to the far end. There is a recess with low cupboards and shelving.

Kitchen/Diner

An impressive room. with a high pent ceiling and skylights bringing in additional light to this lovely space. Fitted out with a comprehensive range of units at wall and base level and with stone worksurfaces over and having an attractive stone floor. There is an electric/gas range, an inset double sink and drainer, and space for a tall fridge/freezer. You will find plenty of space to dine and enjoy views to the side via the long window and French doors to the side elevation.

Cloakroom

Accessed off the entrance hall and with a shower, WC and wash-hand basin.

Bedroom One

A huge room (7.44m x 3.60m) with two beautifully carved window settings to the front elevation and a large built in wardrobe.

Lower Level

You access the lower level via the stairs descending from the entrance hall.

Bedroom Two

This is a pretty room with an attractive fireplace as it's focal point and a stripped pine floor, With a window to the side elevation and access to an ensuite.

Ensuite

Fitted out with a shower, pedestal wash-hand basin and low level WC and being fully tiled and having an illuminated mirror.

Bedroom Three

Another large ensuite double room with stripped pine floor and window to the side elevation.

Ensuite

Shower cubicle, wash hand basin and low level WC. Tiled to all elevation and with an illuminated mirror.

Bedroom Four

Another spacious double with stripped pine floor and ensuite facilities.

Ensuite

Shower cubicle, Pedestal wash-hand basin and low level WC.

Utility Room

With a range of wall and base units, stainless steel sink and drainer, plumbing for a washing machine and containing the gas fired boiler.

Garden

The garden is low maintenance with patio and gravel areas. There is also a large timber shed.

Parking

Parking is to the front of the property, with two

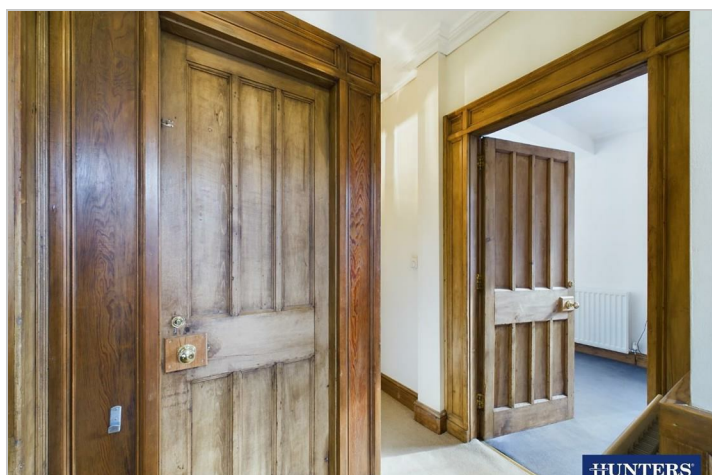
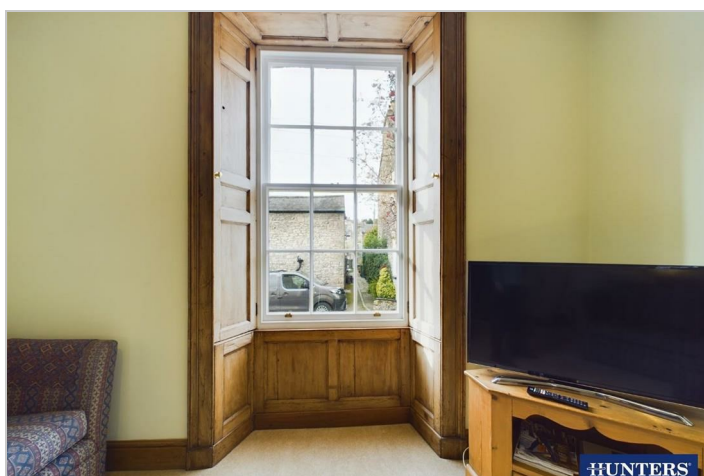
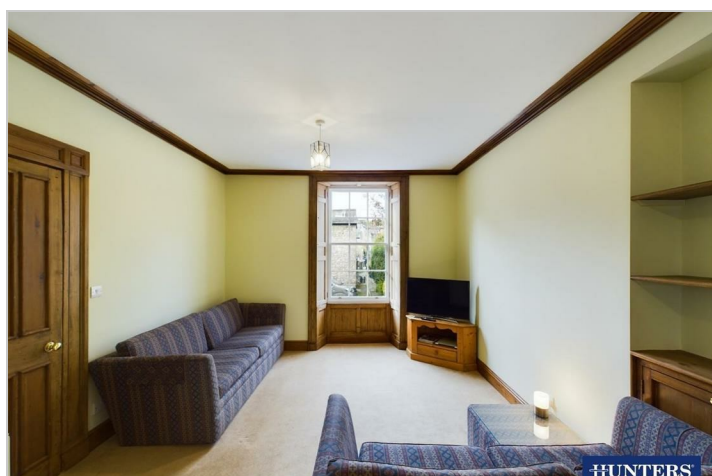
allocated spaces. The other two marked spaces are for the use of Flat 1A that shares the building.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

Tenure

Please note that freehold is owned by the building owner (comprising of two flats), and the whole building is also currently being marketed. If the seller agrees a sale of Flat 1, then they will update the tenure for the property and grant lease to the new owner of this flat. If you are interested in offering on the flat, speak with the agent for further details.



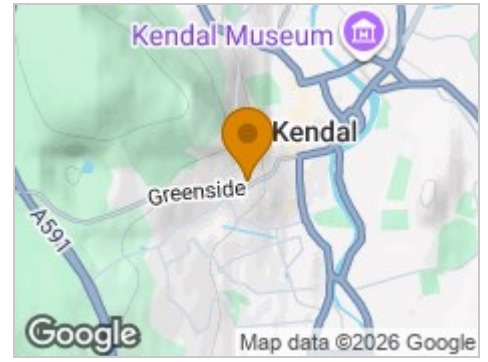
Road Map



Hybrid Map



Terrain Map



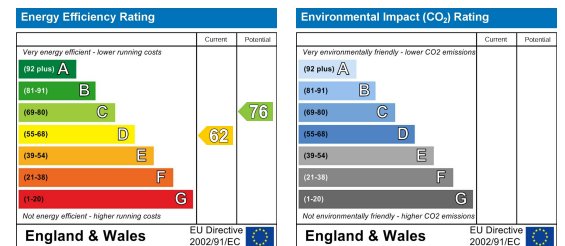
Floor Plan



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.