



Gillinggate

Kendal, LA9 4JE

Guide Price £310,000



- Charming End Terraced Property
- NO CHAIN
- Three Bedrooms
- Arranged Over Three Floors
- Council Tax Band C

- Ideal Town Centre Location
- Modern Fitted Kitchen And Bathroom
- Separate WC
- On Street Parking with Permits

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Charming three-bedroom end terraced property, conveniently located in the heart of Kendal town centre and offered with no onward chain. Modernised throughout, the property is a move-in ready accommodation while keeping plenty of character and appeal. Perfectly suited to young professional couples or those seeking a holiday home or investment opportunity.

The property comprises of three bedrooms, modernised bathroom, separate WC, modern open plan kitchen/living area and a small utility area.

Gillinggate is a highly sought-after residential location on the edge of the town centre. The property provides easy access on foot to several local amenities including a doctor's surgery and pharmacy, Brewery Arts Centre with a cinema and restaurant, Ghyllside Primary School, as well as the town centre. There are also convenient access links via the A591 to the Lake District National Park and the M6 motorway.

The town centre of Kendal is perfect for shopping and dining with a mixture of high street foods such as traditional pubs and cafes with independent boutique and specialist outdoor shops. For leisure and outdoor pursuits there are much to offer with the walking and hiking routes nearby the national parks, cycling/mountain biking trails with the lakes such as Windermere close by to do fell running or water spots. The town hosts an internationally recognised Kendal Mountain Festival which celebrates adventure sports, film and outdoor culture.

Entrance

Upon entering the property, you are welcomed into a useful porch area, offering space to store coats and shoes, along with plumbing for a washing machine and access to the downstairs WC.

WC

Accessed from the ground floor entrance you will find the WC, fitted with a white toilet and hand wash basin with stone styled tiled flooring.

Open Plan Kitchen/Living Area

The kitchen has been modernised to create a stylish and practical space, featuring attractive tiled stone flooring and a range of wall, base and drawer units all complemented by charming worktops. Integrated appliances include an electric four-ring hob with overhead extractor, oven, and built-in dishwasher, along with a single drainer sink unit.

There is ample space for a four-seater table and chairs, making it ideal for everyday dining while the layout also allows flexibility for a relaxed seating area. There is a window to the front elevation of the property bringing in natural light enhancing the bright and welcoming feel of the room.

First Floor Landing

Accessed via the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One

Bedroom one is a double room with space for a large double bed, wardrobe and chest of drawers for additional storage. There is a window to the front elevation which allows plenty of natural light into the room.

Bedroom Two

Bedroom two is a single room with space for a wardrobe and chest of drawers. A window to the side elevation allows natural light into the room.

Bathroom

The bathroom is finished with a stylish modern suite, featuring a double glass door shower with

tiled splashback, a bathtub, white WC and hand wash basin set above a useful vanity unit. A heated towel rail and extractor fan creating a fresh and contemporary feel.

Second Floor Landing

Accessed from the first floor landing, you will find access to bedroom three.

Bedroom Three/Second Reception

Bedroom three is currently utilised as a second reception room but could equally serve as a spacious double bedroom. There are beautiful original wooden beams adding character to the room, while windows to the front elevation allow plenty of natural light to flow through. The room also provides ample space for a large bed and wardrobe storage including chest of drawers.

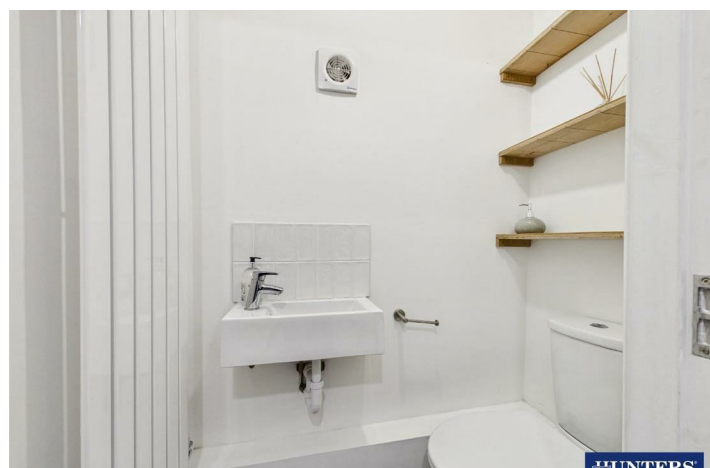
Parking

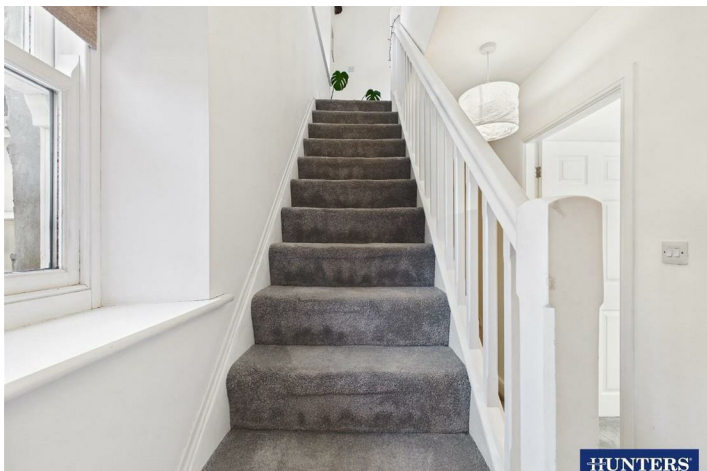
There is on-street parking which can be obtained through the local council free of charge for two vehicles.

AML Disclosure

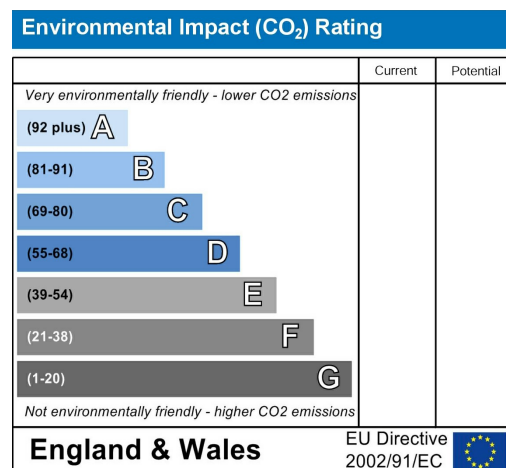
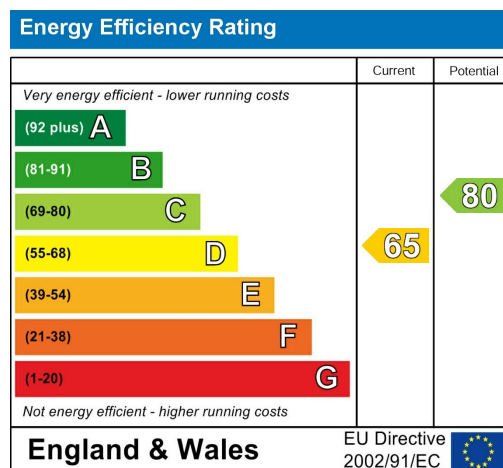
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Floorplan





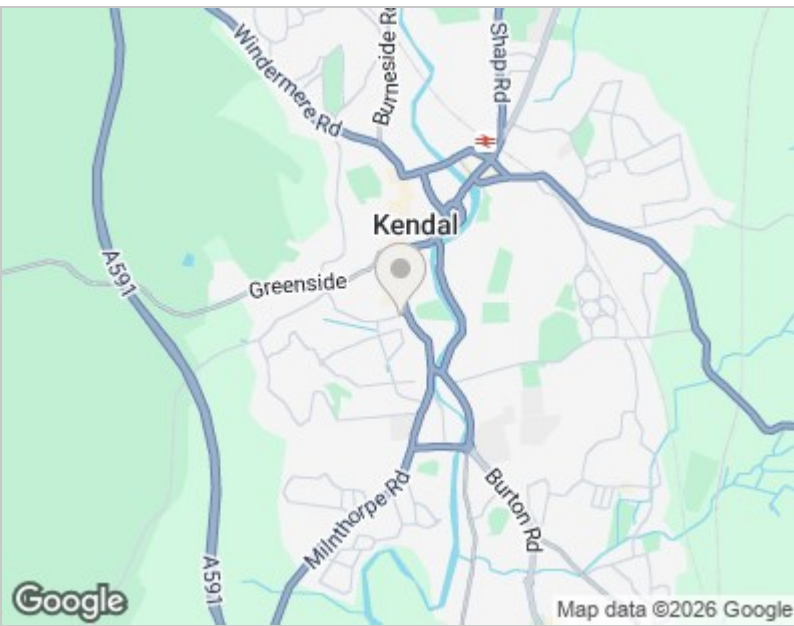
Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

