



## Bankfield Road

Kendal, LA9 4LA

Guide Price £220,000



- Beautiful Three Bedroom Maisonette
- Immaculate Condition
- Two Stylish Bathrooms
- Potential to Purchase Furniture
- Off Road Parking Space

- Located In Desirable Greenside Area Of Kendal
- Living Room with Space for Dining
- Court Yard Setting In Historic Building
- No Chain
- Council Tax Band D

# Bankfield Road

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A beautiful three-bedroom maisonette, located within the desirable Greenside area of Kendal and offered without a chain. Set within the grounds of a former Inghamite Chapel, built in 1844 in the Georgian style on the edge of High Beast Banks, the building was known as Pear Tree Chapel and converted into apartments in the 1980s. The approach provides a grand sense of arrival, with access through two stone pillars leading into the residents' car park, where each property benefits from an unallocated parking space. The impressive stone-fronted building sits behind attractive green lawns, complemented by a selection of mature specimen trees. A high stone boundary wall further enhances the setting, providing a private and exclusive environment.

The Maisonette is accessed from the first floor and comprises of an entrance hall, living room with space for dining, a kitchen, and a shower room on the first floor, and then on the second level there are three double bedrooms and a bathroom. This property is ideal for first time buyers, downsizers and retirees and perhaps also those looking for a second home with potential to include the furniture subject to negotiation. The heating is by electric panels and the windows are a mixture of double glazed units and some with quality secondary glazing.

The property is just a short walk away from Kendal town centre where you will find a wide range of independent shops, cafés and cultural attractions close at hand. And Kendal is perfectly positioned as the gateway to the Lake District National Park, offering immediate access to some of the UK's most stunning countryside, fells and lakes. There is a mainline railway connection at nearby Oxenholme and the M6 is within easy reach by car.

### Entrance Hallway

You step into a welcoming hallway which provides access to the living room, shower room, and the stairs rising to the upper level. There are a couple of useful storage cupboards. All the internal doors are of an attractive engineered oak and a tall window to the side elevation provides plenty of natural light.

### Living Room/ Dining Area

This is an elegant room with tall Georgian style windows to opposing elevations, that fully open in the Juliet balcony style. There is coving to the ceilings and a recessed niche breaks up the side elevation helping to create a visual break between the living and dining ends of the room. From here you access the kitchen.

### Kitchen

Fitted with a range of shaker cabinets at wall and base level and with contrasting work surfaces over. Integral appliances include an electric oven, electric grill, a ceramic hob with overhead chimney style extractor, dishwasher, a free standing fridge/freezer, washing machine, and an inset sink and drainer. There is space for a table for two by the Juliet balcony for more informal dining.

### Shower Room

The first of two bathrooms in the apartment, this one being located on the lower level and accessed just off the entrance hall. In here you find a WC, wall mounted wash basin, shower cubicle and heated chrome towel rail.

### UpperFloor Landing

A turning staircase rises from the entrance hall with an attractive oak balustrade and spindles.

### Bedroom One

This is a spacious double room with a skylight window that allows natural light into the room, creating a bright and airy feel. The room offers ample space for a large bed, wardrobe and chest of drawers.

### Bedroom Two

The second double is equally bright and airy with a sky light window to the ceiling. The room offers ample space for a large bed, wardrobe and chest of drawers.

### Bedroom Three

This is the smaller of the three rooms but still houses a double bed with sky light window.

### Bathroom

A stylish bathroom with tiled flooring throughout the room and comprising of a counter top wash basin with a mono tap set on a black stone surface, a white fitted bathtub with fully tiled elevations and a white toilet. There is a fitted wooden storage cupboard to put away towels and other storage with a heated towel rail to compliment.

### Parking

Allocated Parking for one plus additional visitor parking space for the development.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

### NB

The annual service charge is paid monthly and covers buildings insurance, general maintenance and gardens. The amount is £75 monthly with a ground rent of £10 per year.

# Floorplan



Ground Floor



Approximate total area<sup>(1)</sup>  
1052 ft<sup>2</sup>  
97.7 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

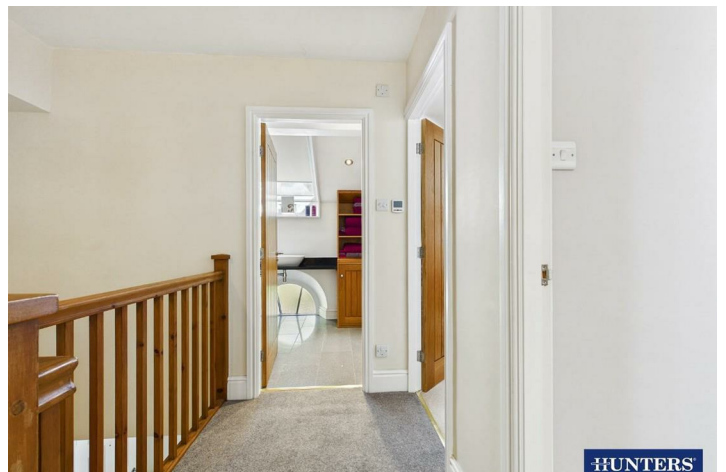
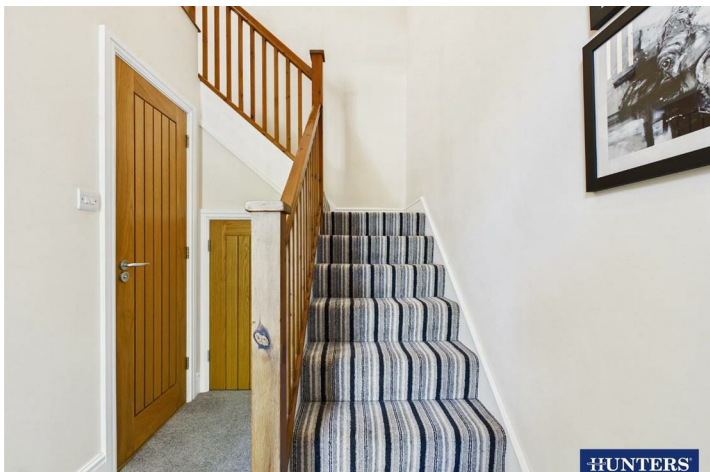
(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

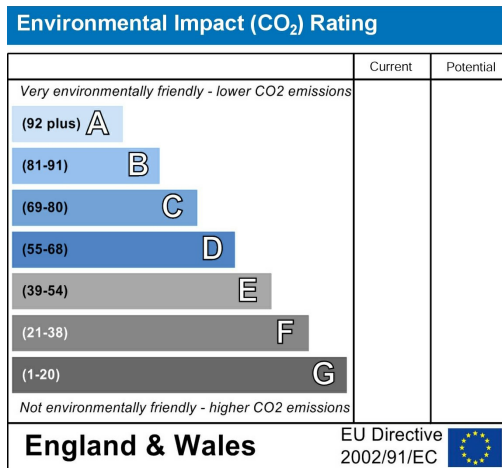
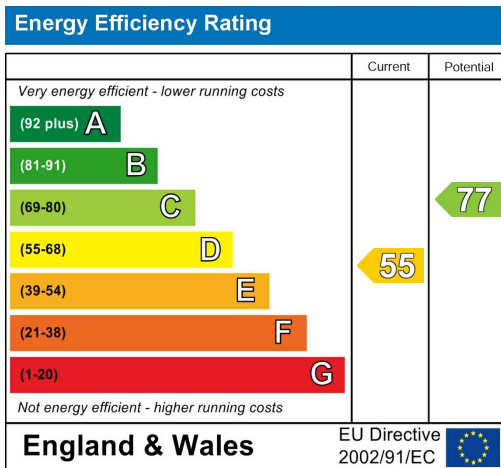
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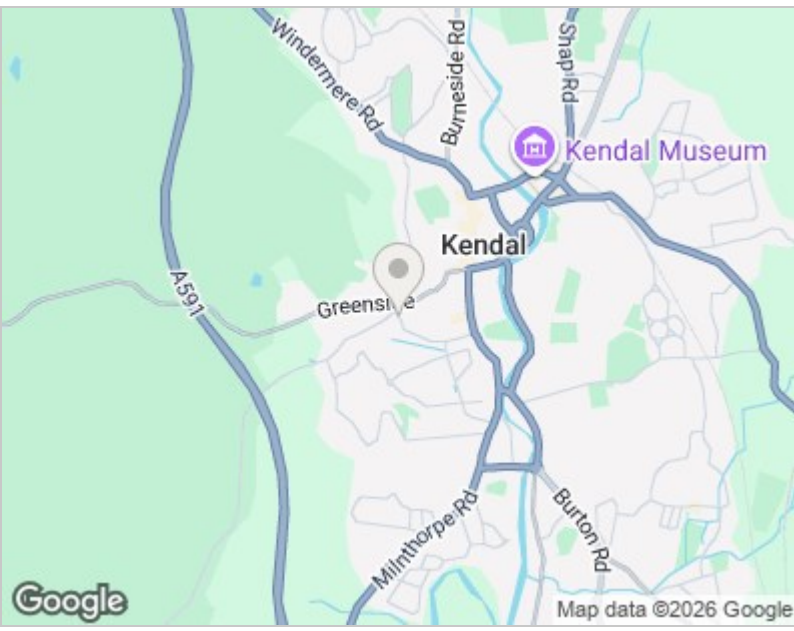
### Energy Efficiency Graph



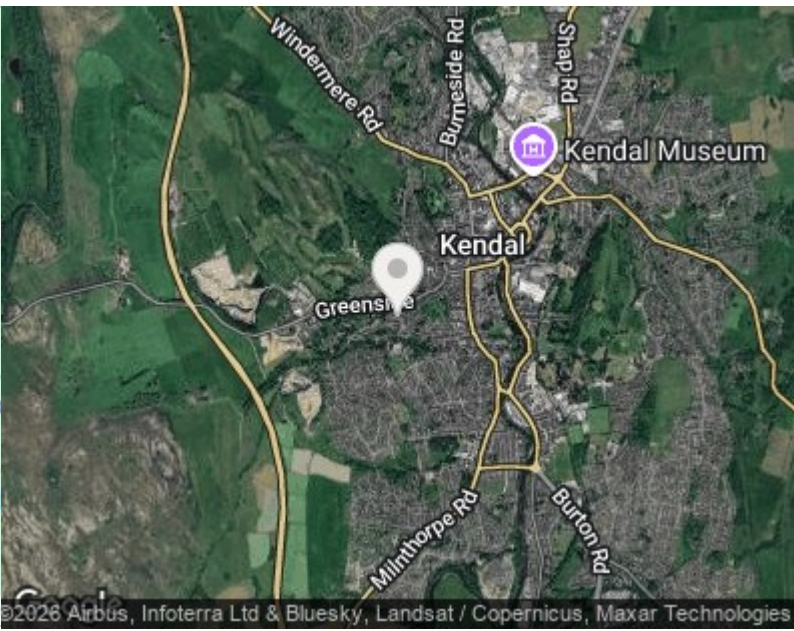
### Viewing

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.

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