

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackhall Road

Kendal, LA9 4XA

Offers In The Region Of £120,000



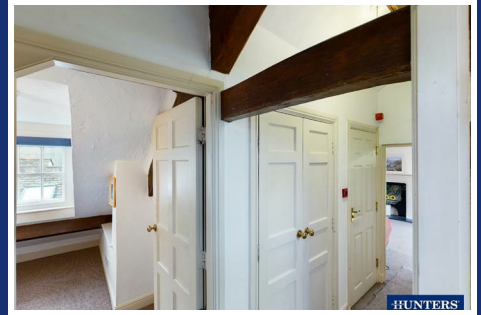
Council Tax: B



# 19 Greencoats Yard Blackhall Road

Kendal, LA9 4XA

Offers In The Region Of £120,000



## Open plan lounge/kitchen

11'6" x 18'7" (3.51m x 5.66m)

Feature beams, heritage windows, focal fireplace, spot lighting, neutral décor and carpets in the living room. The kitchen is fitted with a traditional painted wood units, tiled worktops and splash-back. Sink, electric hob and oven. Wooden style flooring and a sky light window within with views towards Kendal Castle.

## Bedroom one

10'3" x 14' (3.12m x 4.27m)

Charming characterful master bedroom, heritage sash windows, feature beams and alcove. Wall lights, spot lighting, neutral carpets and décor.

## Bedroom two

11'10" x 11' (3.61m x 3.35m)

Double in size, neutral décor, beams, spot lighting, under eaves storage, neutral carpets and a sky light window with views of Kendal Castle.

## Bathroom

7'9" x 5'7" (2.36m x 1.70m)

Bright and light three piece bathroom suite, partly tiled, vinyl flooring, towel radiator and sky light window.

## NB

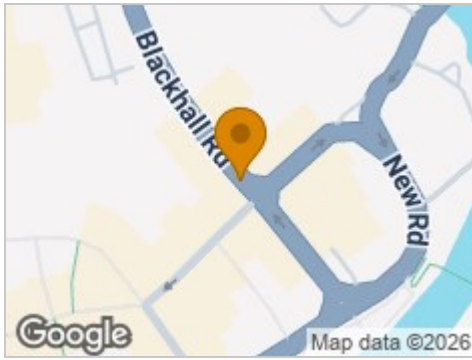
Leasehold property

999 years from 01.07.97 - £120 service charge pcm.

Current annual insurance £350 Per Annum.



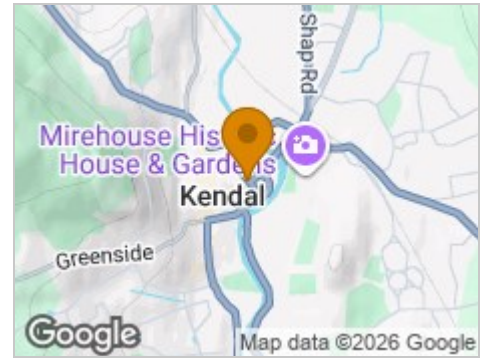
## Road Map



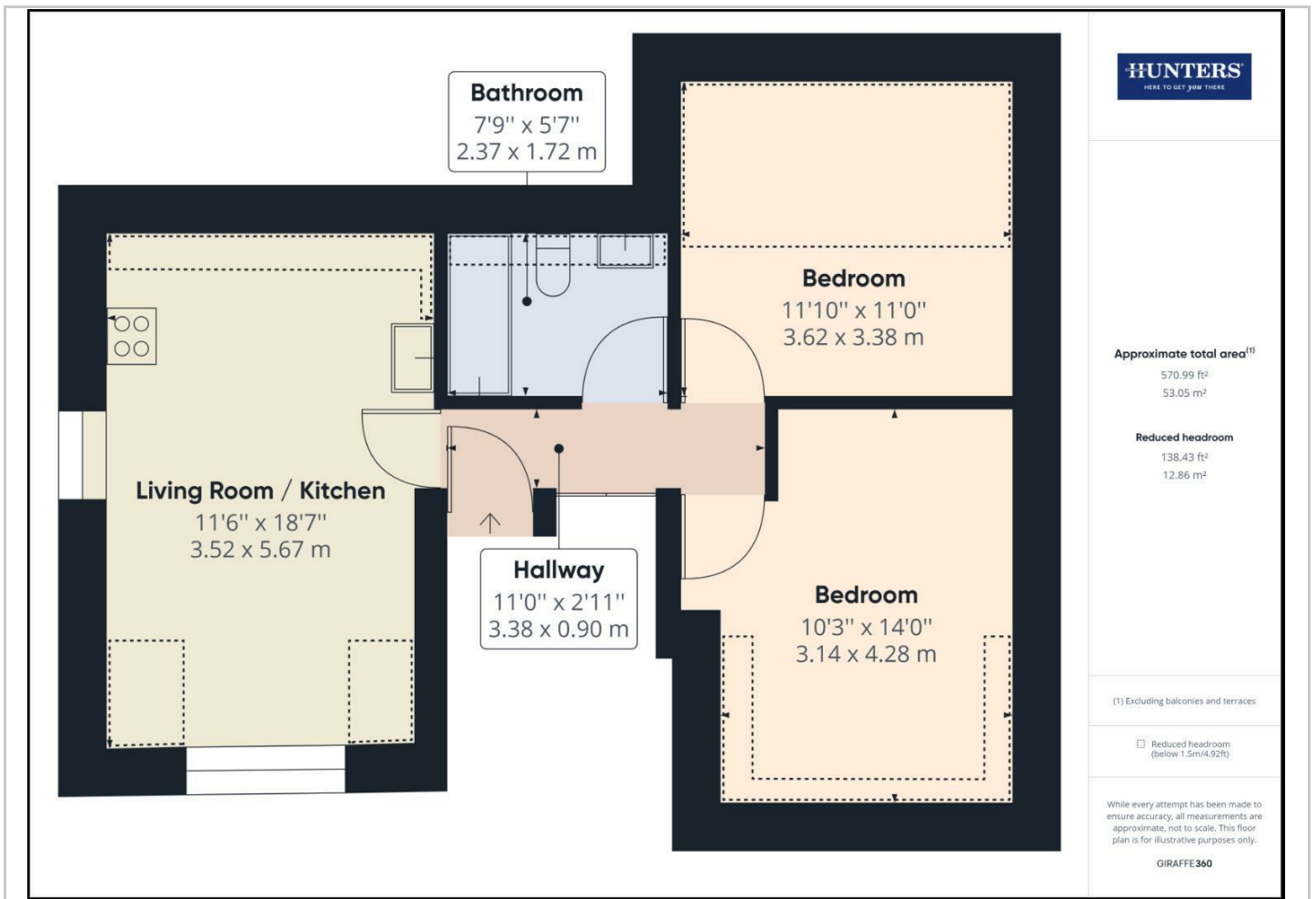
## Hybrid Map



## Terrain Map



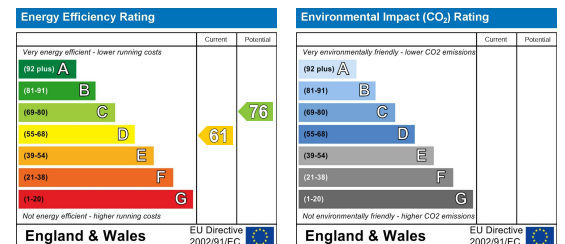
## Floor Plan



## 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.