HUNTERS®

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Mount Pleasant

Kendal, LA9 4JS

Offers In The Region Of £325,000

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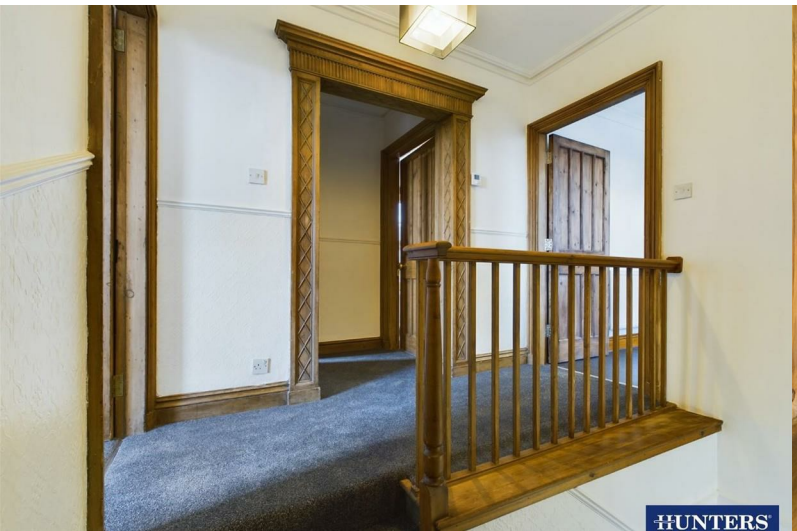
Council Tax: C



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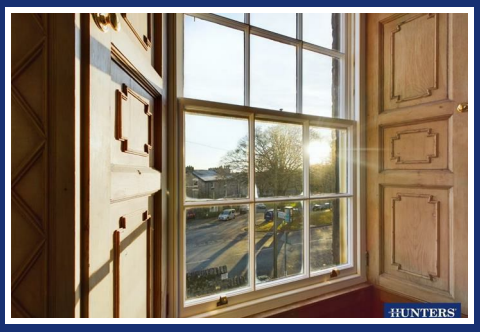


Lounge
11'9" x 12'0" (3.58m x 3.66m)
Original wooden entry door, alcoves and inset panelling around the windows with working shutters. Pendant lighting newly decorated and carpeted.

Kitchen
8'8" x 11'11" (2.64m x 3.63m)
Newly completed fitted kitchen, contemporary brickwork tiled splashback, sink/drainer, space for a cooker, extractor fan. Space for a fridge, freezer and dishwasher. New décor, flooring and large sash windows with shutters.

Office / Dining room
8'11" x 11'11" (2.72m x 3.63m)
Original wooden entry door. Panelling around the windows and working shutters. Alcoves, new décor, carpets and pendant lighting.

Bedroom one
16'1" x 8'6" (4.90m x 2.59m)
Dual aspect room with panelled working shutters. Alcoves, newly painted walls, dual pendant lights. Original entry door and inset wooden storage in the same wood finish. With access to an en-suite shower room.

En-suite
8'0" x 3'1" (2.44m x 0.94m)
Shower room with panelled walls. Towel radiator, Vinyl flooring. Shower cubicle and a hand basin, with a mirrored light up mirror fitted above and W.C.

Landing
Beautiful original panelling and balustrade with a further staircase to the second floor.

Bedroom two
9'3" x 17'4" (2.82m x 5.28m)
Spacious in size, featured arched window with views towards Serpentine woods. Feature exposed beams. Pendant lighting and inbuilt storage. New décor, carpets and access to an en-suite.

En-suite
9'0 x 6'5" (2.74m x 1.96m)
Newly installed. Featured beams, panelled shower cubicle. W.C. Vanity hand basin, with a wall hung mirror above. Spot lighting and a sky light window.

Bedroom three
9'4" x 11'11" (2.84m x 3.63m)
Featured arched window with superb rooftop views above Kendal. Exposed beams, inbuilt wooden fitted storage into the eaves. New finished décor and newly fitted carpets.

Bedroom four
8'9" x 13'11" (2.67m x 4.24m)
Spacious in size, exposed beams, new décor, carpets and sky light window.

Shower room / Utility room
8'8" x 5'4" (2.64m x 1.63m)
Newly fitted shower suite. Exposed beams, neutral décor, vinyl flooring, utility area plumbed for a washing machine. Vanity sink unit. W.C. Panelled shower cubicle and a sky light window.

Leasehold / Details
Please note that there will be a new lease drawn up for the new buyer.

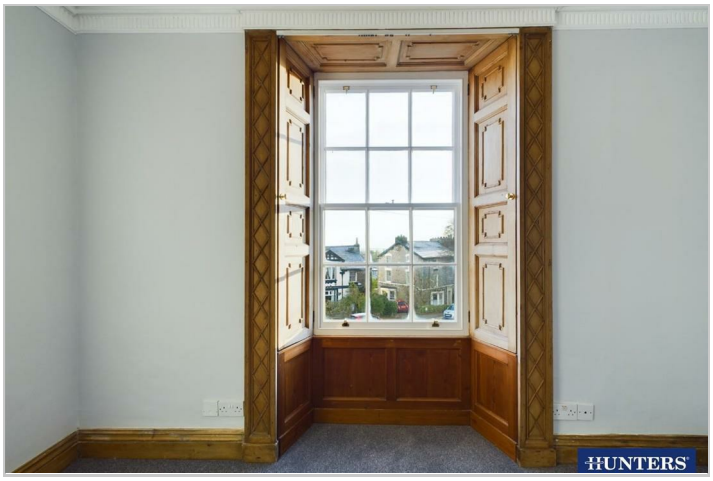
The new leasehold will be a new leasehold of 999

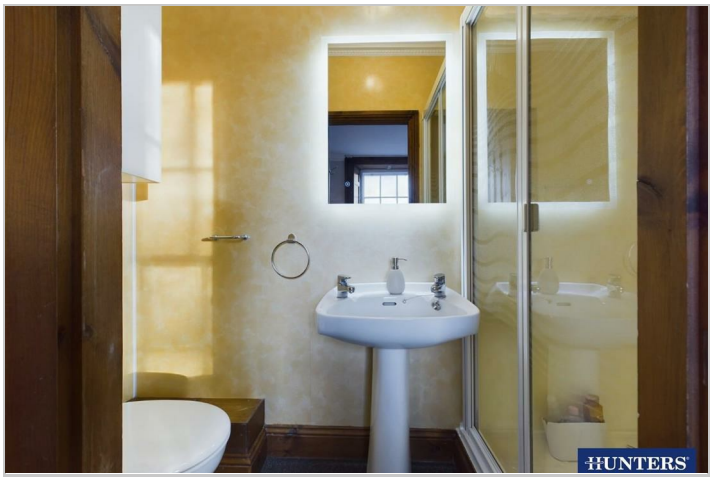
Tel: 01539 816399

years from this years start date. Please note that there is currently a tenant within situ at the property, that requires one months notice to leave.

Outside

A stones throw away from the Green and Greenside. Close to Kendal Town centre, Scouts Scare, Serpentine Road and Ghyllside.





Road Map

Hybrid Map

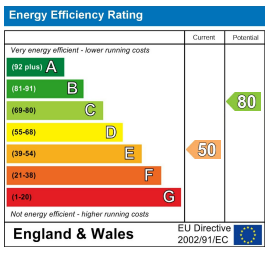
Terrain Map

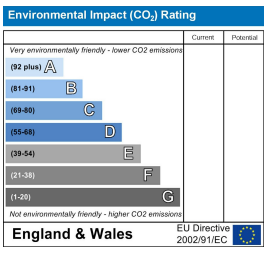
Floor Plan

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.

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