

HUNTERS[®]

HERE TO GET *you* THERE

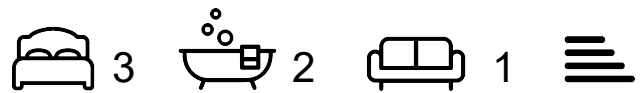


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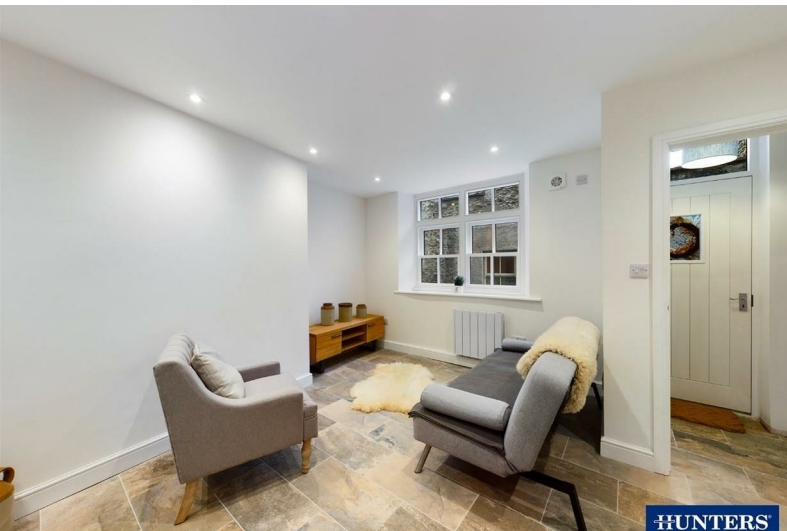
Gillinggate

Kendal, LA9 4JE

Offers Over £280,000



Council Tax:



HUNTERS



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Kitchen / Living area

14'9" x 15'2" (4.50m x 4.62m)

Open aspect room. New fitted grey shaker style kitchen. Hob, extractor, oven. Sink, inbuilt dishwasher, Tiled stone style flooring. Spot lighting. Dining area, living area, sash window. Under stair storage. Further access via dual porches, one entering the centre of the house and the other from the front far left entering the utility porch with additional access to the W.C.

Utility Porch

5'6" x 7'5" (1.68m x 2.26m)

tiled stone style flooring, spot lighting, front entry door, side window. Plumbing for a washing machine. Newly spaced entry space formally the kitchen.

W.C

2'8" x 4'9" (0.81m x 1.45m)

Stone styled tiled flooring, small hand unit. W.C. Pendant lighting and extractor.

Central entry porch

7'6" x 3' (2.29m x 0.91m)

Front entry porch, stone style flooring, pendant lighting. Access to the first floor.

Family bathroom Suite

8'7" x 8' (2.62m x 2.44m)

Four piece bathroom suite. Newly fitted double shower. W.C. Bath and Basin. Stone style flooring. Spot lighting. Extractor fan and newly replaced sash window.

Bedroom two

12'6" x 8'9" (3.81m x 2.67m)

Double in size, neutral decor, Pleasant outlook from

the new sash windows, new grey soft carpets, pendant lighting and space for wardrobes and dresser.

Bedroom three

11'11" x 6'7" (3.63m x 2.01m)

Generously sized single, with rear window, neutral decor, grey carpets, pendant lighting.

Bedroom one

16'11" x 15'3" (5.16m x 4.65m)

Impressive multi-functional open aspect space. Beautiful original beams, roof tops views through quadruple windows, feature lighting. Ideal as a living room or master bedroom.



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.