

HUNTERS®

HERE TO GET *you* THERE



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Highgate

Kendal, LA9 4HE

Guide Price £235,000



Council Tax: C



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1 Bluecoats School Highgate

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Entrance

As you approach the property, you are welcomed by a traditional high-ceilinged entrance featuring a stone floor and classic wooden doors.

Living Room

Accessed from the hallway, the spacious living room features a gas fire with artificial coal, creating a warm and cosy atmosphere. Four high-level windows looking out onto the rear and front elevation allowing natural light to flood the room enhancing its inviting feel.

Kitchen

The kitchen is fitted with white wall, base, and drawer units, complemented by simple yet elegant worktops that combine style with practicality. It features an electric fan-assisted oven with a four-ring hob, along with integrated appliances including a single drainer sink unit, dishwasher, and fridge freezer—creating a seamless and functional cooking space

Utility room

Accessed from the kitchen, the utility store room offers a practical space with room for a washing machine, tumble dryer, and freezer. Large rear-facing windows provide natural light and a view of the back elevation, and there is also access to the loft from this room.

Bedroom one

Accessed from the hallway, Bedroom One is a spacious double room with ample space for furniture and storage. Large windows looking out onto the front elevation to allow plenty of natural light to brighten the space.

Bedroom two

Accessed from the hallway, Bedroom Two is a spacious double room with ample space for furniture and storage. Large windows overlooking the front elevation fill the room with natural light.

Bedroom three

Accessed from the hallway, Bedroom Three is the smallest of the three bedrooms, yet still comfortably accommodates a double bed and some furniture. Large front-facing windows allow natural light to brighten the room.

Bathroom

Accessed from the hallway, the bathroom features a white three-piece suite comprising a tiled bath with shower over, a pedestal wash basin, and a toilet. A towel rail positioned above the radiator adds a practical finishing touch.

Garden

Outside the property, you'll find a spacious stone-paved garden, offering ample room for outdoor furniture, potted plants, and relaxed entertaining.

Agents Note

There is permission for the flat above to walk across part of the garden to reach the steps and access.



Road Map



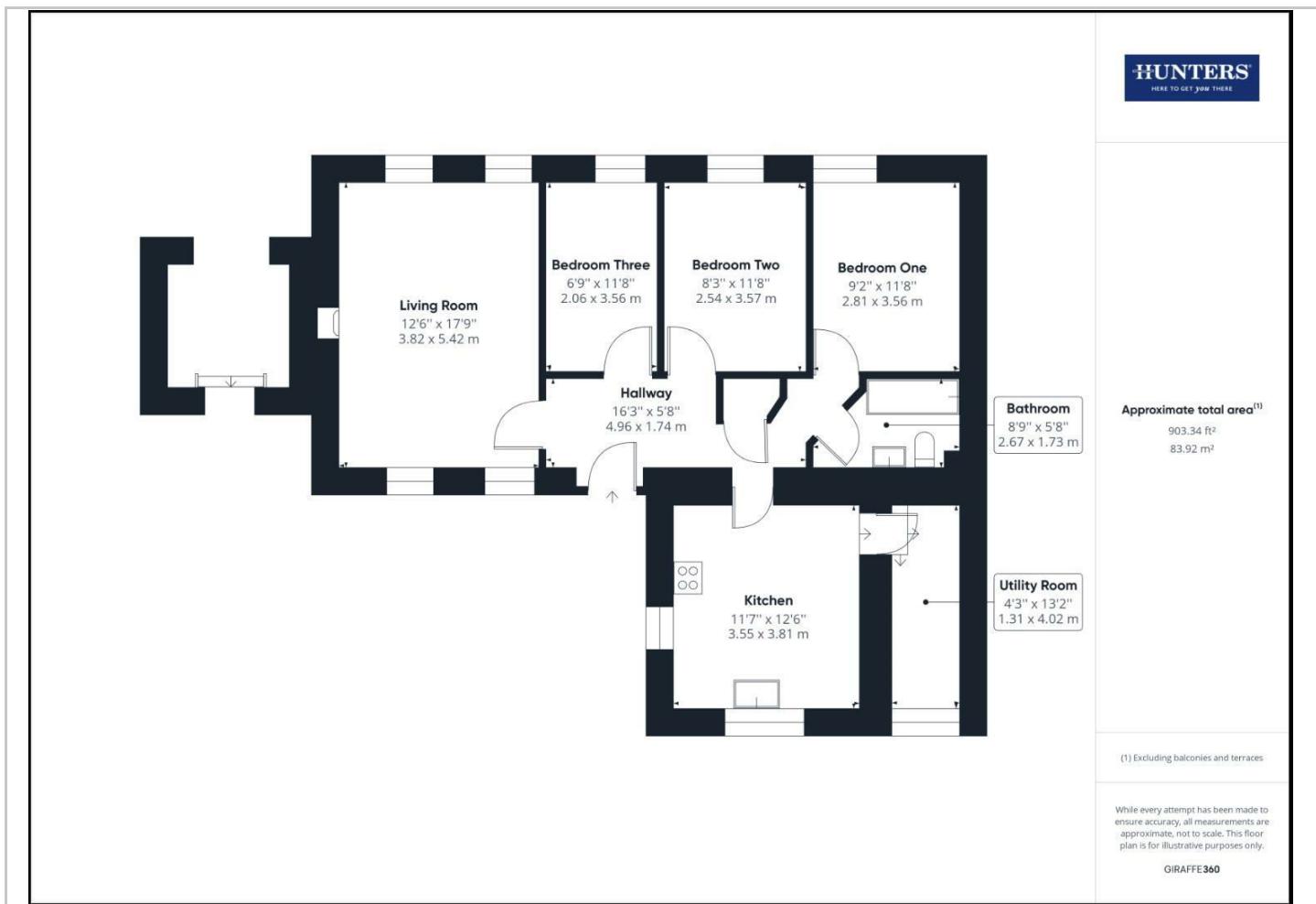
Hybrid Map



Terrain Map



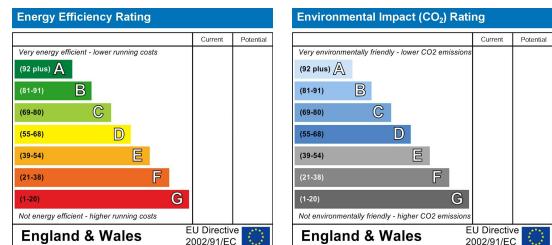
Floor Plan



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.