



Yard 143, Stricklandgate, Kendal

- Modernised and converted in 2009
- Situated within the historic centre of Kendal
 - High specification finish
 - Off road private parking
- Awarded a local design award
- Charming character throughout
 - Courtyard garden
 - EPC C

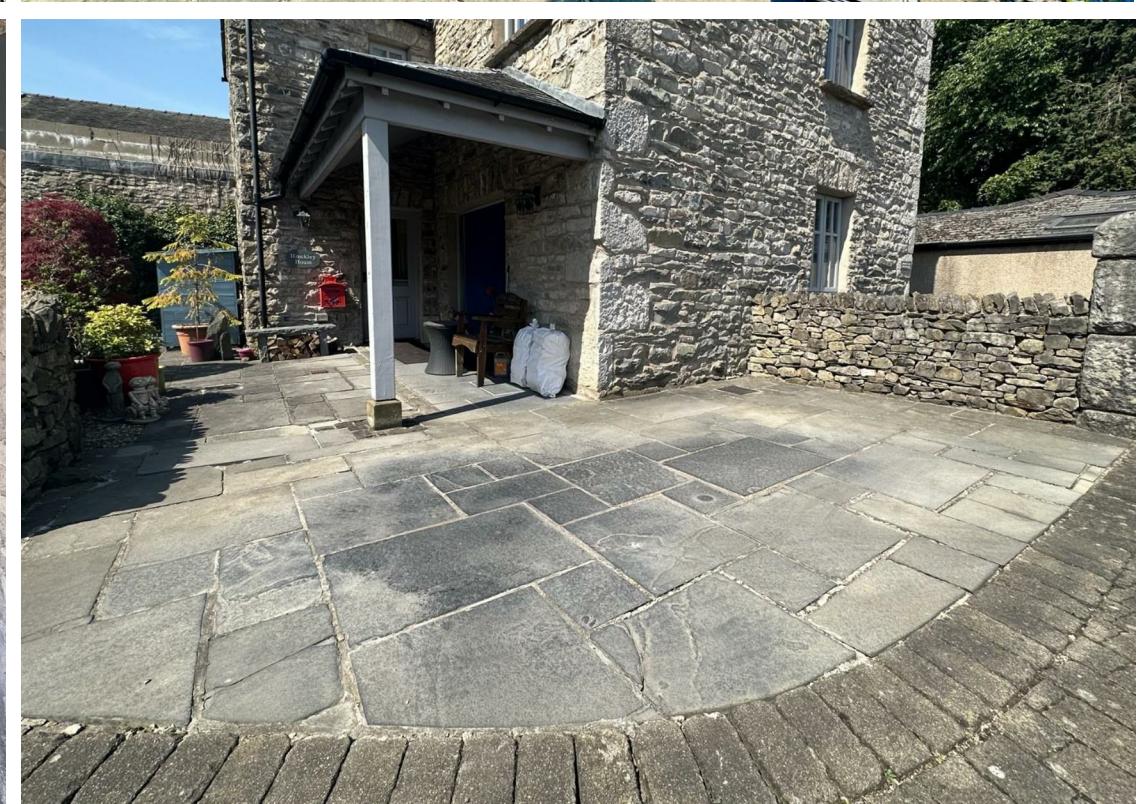
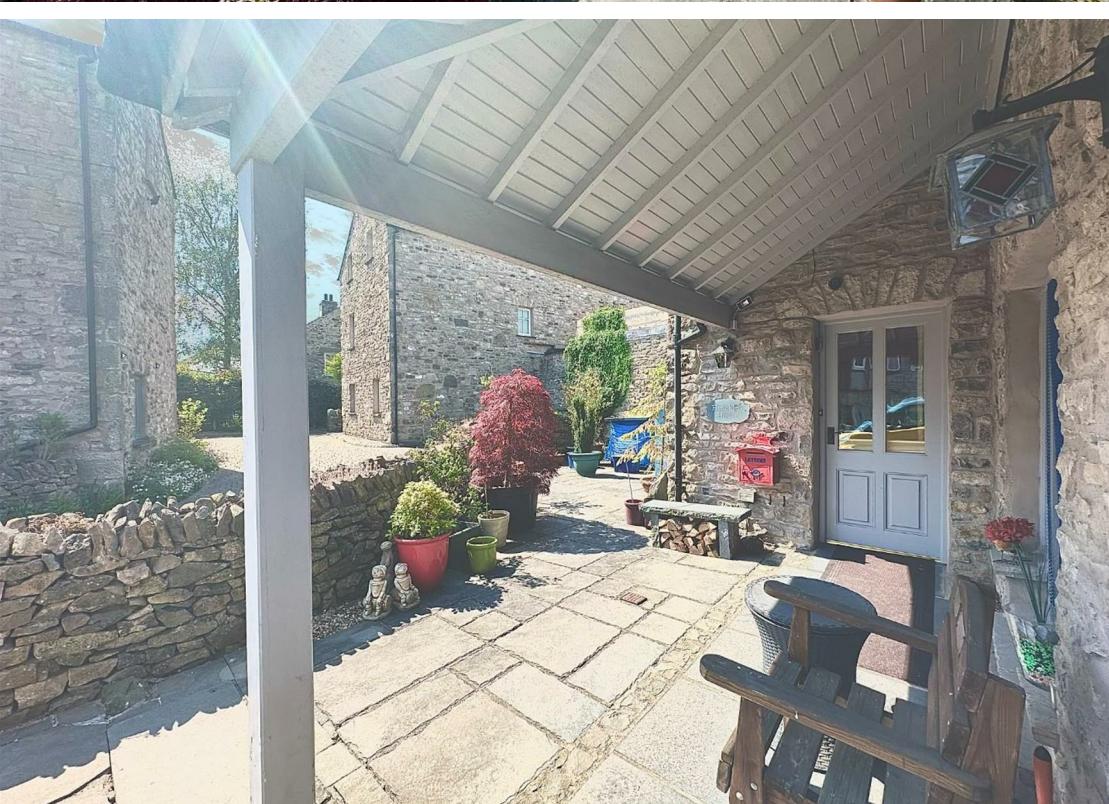
£350,000

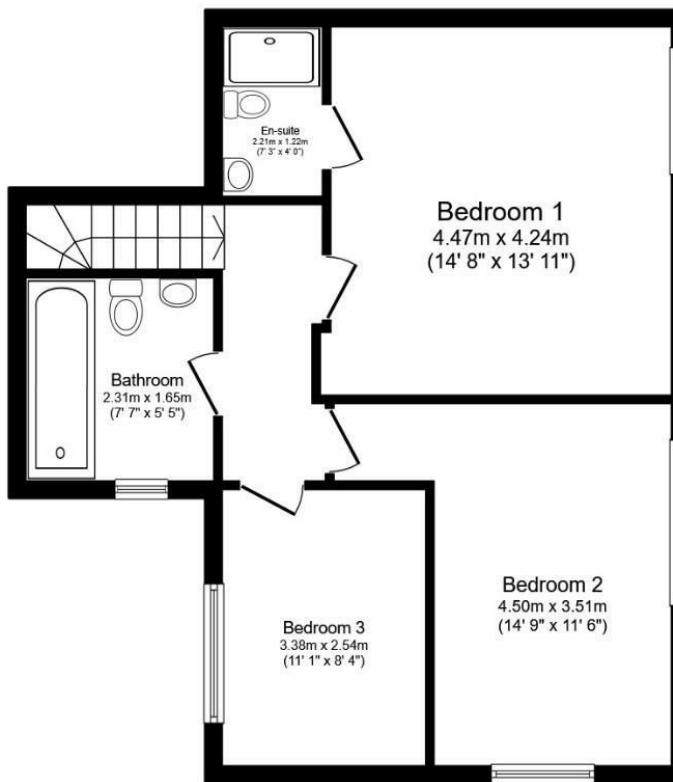
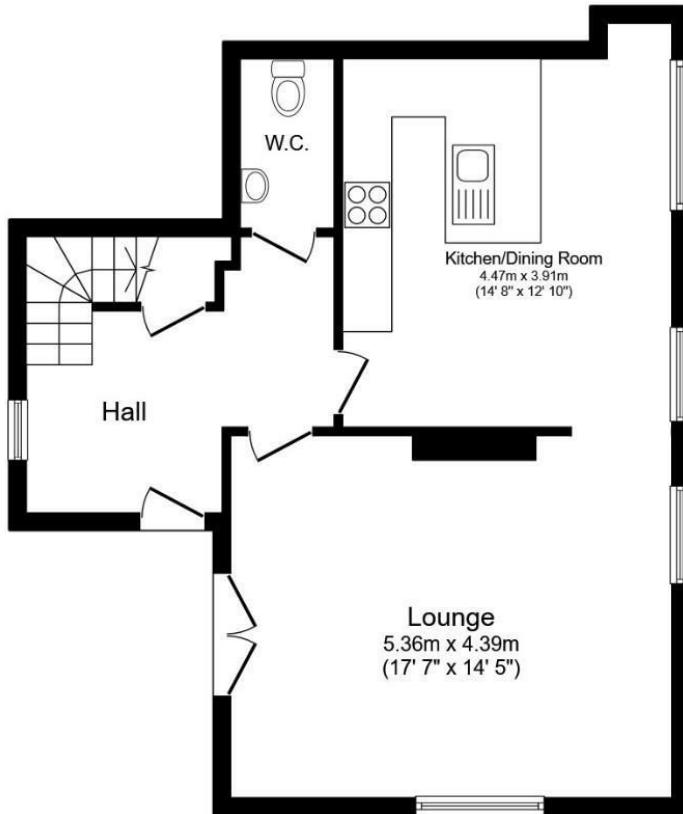
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HERE TO GET *you* THERE

This highly commended architect designed property boasts character and charm throughout. Situated off one of Kendal's historic Highstreet yards. With off road parking, a courtyard style garden and a generously spaced contemporary layout. Beautifully unique, the property features a family reception room with French doors leading to the courtyard garden. Windows either-side of the living area, create a light and airy space and there's a log burning stove. Bespoke designed, the kitchen dining room comes with solid wood worktops, slate floors and integrated appliances. Additionally there's a welcoming inner entrance hallway and a modern W.C. The first floor locates; the family bathroom suite, master en-suite shower room and three spacious bedrooms with character beams, tasteful décor and pleasant outlooks.

How to find the property, if walking please look for "Yard 143 off Stricklandgate." If you're driving please turn in from Sandes Avenue at the "County Mews" drive in through the archway and take a left turn. Follow straight ahead and Hinckley House can be found at the top of the driveway.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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.

Total floor area 113.4 sq.m. (1,220 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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