



## High Fellside

Kendal, LA9 4JG

£235,000



- Three Bed Terraced Home
- Arranged over Four Floors
- Dining Room
- Allocated Parking Space plus Visitor Parking Available
- Offered without a Chain
- Popular Fellside Location
- Living Room
- Two Double Beds and One Single
- Rear Garden
- Council Tax Band D

# High Fellside

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This three bedroom terraced property is located in fellside, a sought-after residential location, prized for its elevated position, historic character and immediate access to the surrounding fells. Set above the town centre, the area enjoys a peaceful, leafy feel while remaining within easy walking distance of Kendal's shops, cafés, schools and transport links.

The property sits in a row of five terraced homes and is approached up a few stone steps leading to a terrace that runs along the front of each of the homes. Internally the accommodation is arranged in a slightly unconventional style, with the living accommodation being arranged over four levels, utilising the gradient of the fellside it is built on. Whilst there are technically four levels, the house is best described as having two floors, with each of the them being split level, separated by seven-step risers.

The accommodation comprises of; entrance hall, living room, dining room, kitchen, three bedrooms and a bathroom. There is a small courtyard garden to the rear, and out to the front you will find a single allocated parking space, with visitor parking close by.

The area is particularly popular with professionals, families and downsizers alike, drawn by its quiet residential atmosphere. Scenic walks begin almost at the doorstep, with footpaths and open countryside leading directly onto the fells, while the town centre lies just below. Straying further afield, the Lake District National Park is a 20 minute drive away and there are excellent rail links at Oxenholme, and junction 36 to the M6.

The property is offered with the benefits of gas central heating, double glazing and is offered without an onward chain.

## Entrance Hall

You step into the property via a timber framed, part glazed door and into the hall which provides access to the living room and the steps rising to the dining room and kitchen.

## Living Room

The living room is full of natural light and feel warm and welcoming. White painted plastered walls look sharp against the engineered oak floor. A wonderful retro gas fire provides additional heat when required and is a stylish focal point.

## Dining Room

The dining room sits seven steps up from the entrance level and it has the same oak floor that is found in the living room and entrance hall. A touch of luxury is added by the stairs also being adorned with the same flooring, using oak nosings, risers and tread boards. Once again, natural light floods into this room, with room for a family sized dining table and set in a space with windows to the side and rear overlooking the garden area.

## Kitchen

The kitchen area is open plan to the dining room and is fitted with a range of units at wall and base level and with contrasting worksurfaces running over. Integral appliances include a four-ring gas hob with a re-circulating electric fan, electric oven, and a one-and-a-half bowl sink and drainer. There is under counter space and plumbing for a washing machine and space for a tall fridge freezer. A timber framed part glazed door to the rear elevation leads out to the garden,

## Landing

Moving upwards through the house, a run of seven oak clad stairs lead back to the front of the house and from the landing, you gain access to bedroom one and the bathroom.

## Bedroom One

A generously sized double bedroom with a carpeted floor and large window to the front elevation.

## Bathroom

The bathroom comprises of a bath with a tongue and groove side panel and with a shower over with a thermostatic valve and the splash areas are covered with a white tile. There is a pedestal wash-hand basin and a low level WC. There is a radiator for drying towels and high level shelving which was bespoke fitted by the current owners to utilise the space to the best degree. Perfect for storing towels and linen, and an obscured window to the front elevation.

## Landing

The final run of stairs takes you to the upper level and a landing offering access to bedrooms two and three.

## Bedroom Two

This is an attractive room with multiple windows to the side and rear and with an overhead skylight. The layout is suitable for use as a single room or perhaps as a home office or dressing room.

## Bedroom Three

A bedroom with a window to the rear elevation, and with access to a large storage area in the roof void.

## Rear Garden

Accessed from the kitchen, the garden is presented in a courtyard style and planted with mature plants and shrubs. There is an attractive stone perimeter wall and there are flagged and gravel areas.

## Parking Space

A single allocated parking space sits immediately outside the front of the property and there is some visitor parking exclusive to the Fellside development nearby.

## Agents Note

Please note there is a covenant preventing the property being used as an Air B & B

## AML Disclosure

## Floorplan





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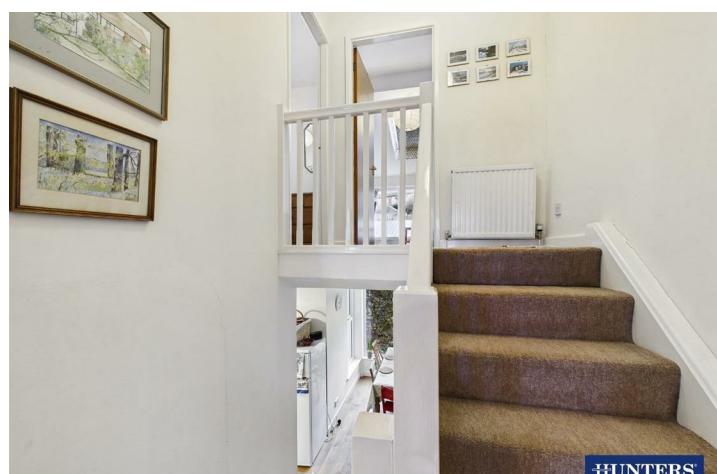
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## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

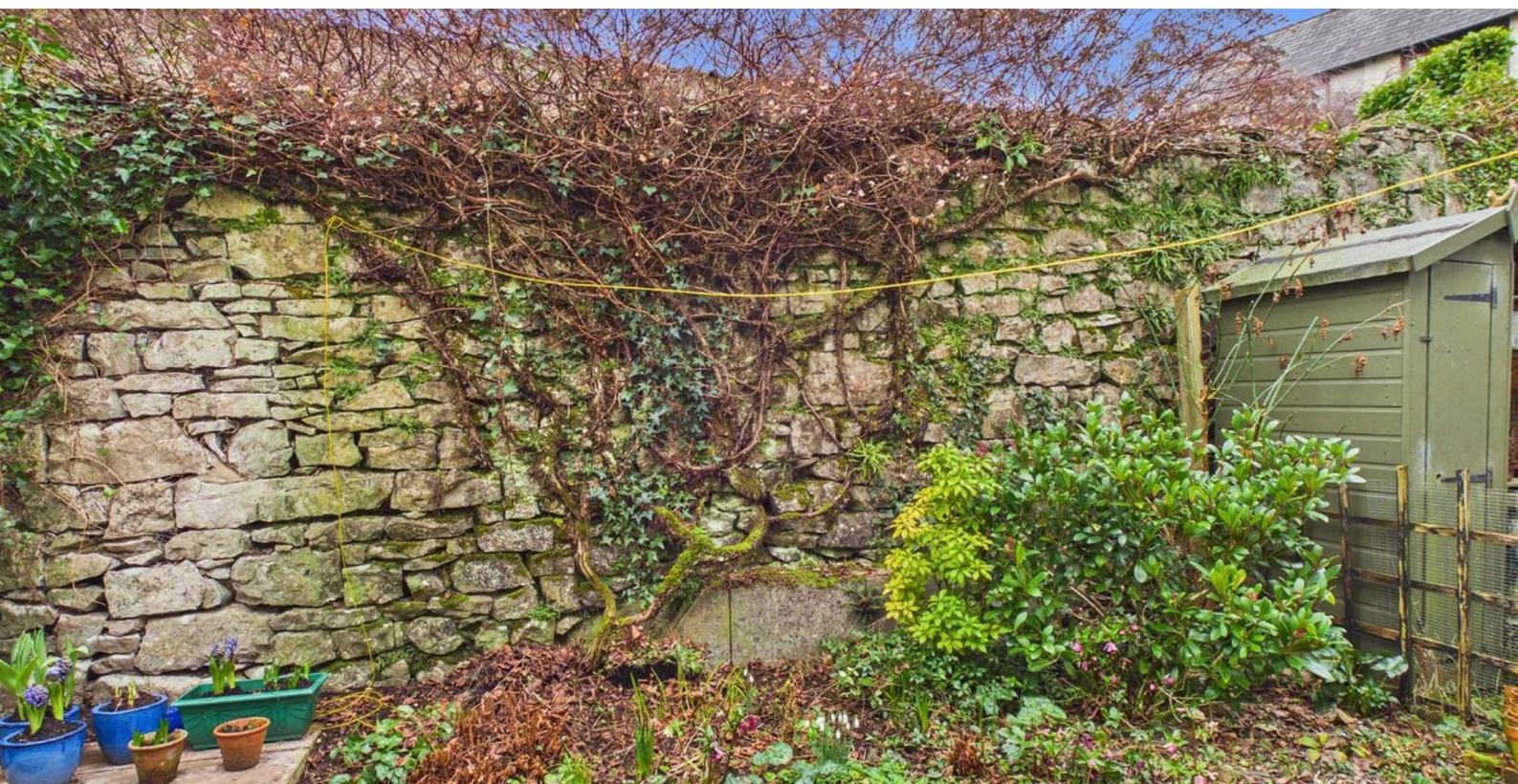
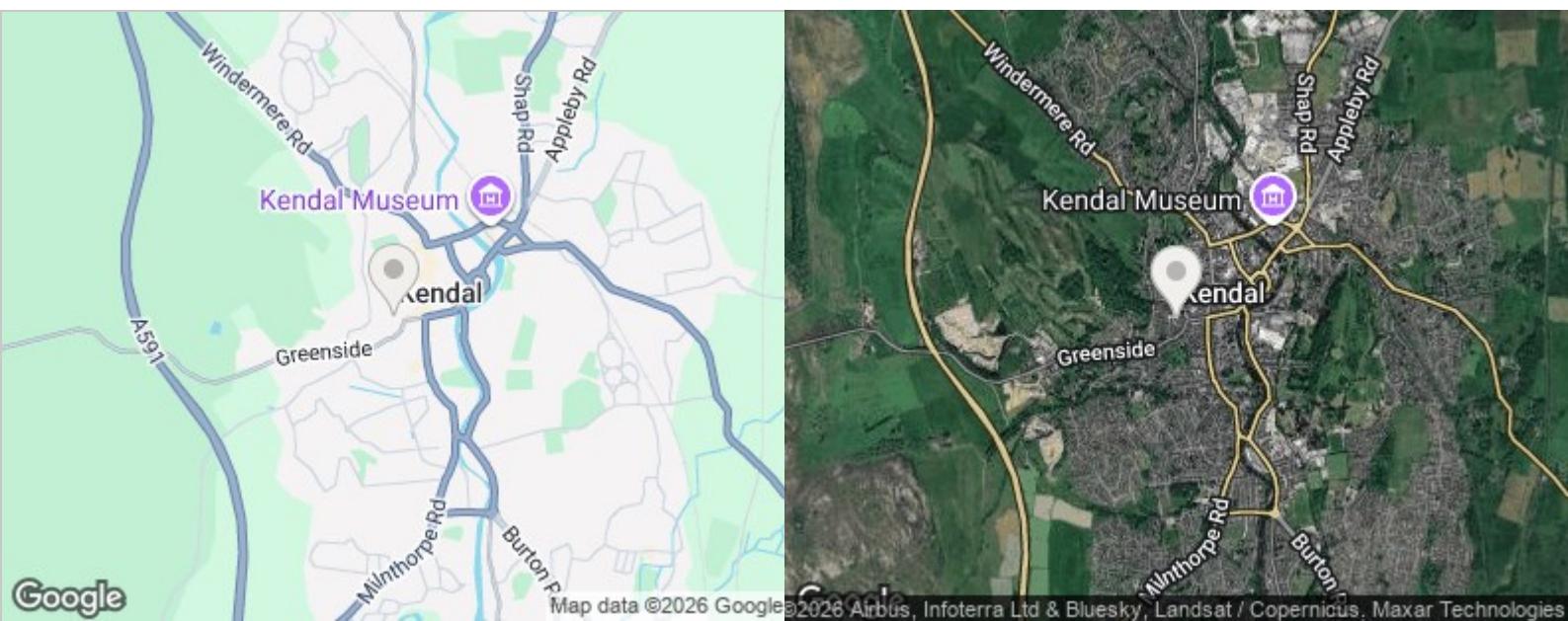
## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01539 816399

Road Map

Hybrid Map



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