



5 EAST VIEW COURT, KENDAL, LA9 4LX
£235,000

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

With views across green space to the front, this deceptive two double bedroomed split level property will appeal to a range of buyers. Within walking distance of the town centre and amenities, the property has accommodation over three floors, a garage and is available with no onward chain. The lounge diner has open access to the kitchen and a south west facing Juliet balcony. On the lower ground floor is a good sized utility and access to the integral garage. Gas centrally heated and double glazed, the property does require some cosmetic updating but has lovely potential - ideal for buyers looking to downsize or have an easily maintained home with Kendal Conservation Area.

ACCOMMODATION

Steps and a path at the front running parallel to the green leads along the front of the row of houses. A glazed front door leads into:

HALL

Stairs lead up to the first floor and down to the lower ground floor and the rear entrance. There are two ceiling lights and a radiator.

LOUNGE DINER

10' 8" x 20' 1" (3.26m x 6.12m)

A double glazed window faces the front aspect and has views over the green and mature trees. Accessed by double doors, the Juliet balcony at the rear has space for pots if required. Accommodating both lounge and dining suites, there are two radiators and two ceiling lights.





KITCHEN

5' 4" x 8' 10" (1.61m x 2.68m)

A double glazed window overlooks the courtyard to the rear. Fitted with cream base and wall units with wooden knob handles and stone effect worktops. Gas hob with hood above, an electric oven and cream one and a half bowl sink with drainer. Tiled splashbacks, an integrated fridge and a ceiling light.

SECOND FLOOR LANDING

A double glazed window faces the front aspect and there is a good sized double cupboard. Ceiling light, radiator and access to the loft

BEDROOM

10' 9" x 9' 10" (3.28m x 2.99m)

Overlooking the green towards distant hills to the front, this good sized double bedroom has a ceiling light, radiator and double glazed window.

BEDROOM

10' 10" x 9' 10" (3.31m x 3.00m)

A similar sized room with a double glazed window, ceiling light and radiator.

BATHROOM

5' 5" x 8' 11" (1.65m x 2.71m) max

Fitted with a bath, WC and pedestal wash hand basin. There is tiling to the walls, a radiator, ceiling light and vanity light with shaver point. Extractor and a Velux rooflight.

LOWER GROUND FLOOR

A secondary entrance to the property accessed from the parking area, garage or entrance hall.

UTILITY ROOM

5' 5" x 11' 6" (1.65m x 3.51m)

Having an external door, a ceiling light and radiator. Wall mounted Ideal boiler and plumbing for a washing machine.

INTEGRAL GARAGE

10' 11" x 20' 3" (3.32m x 6.17m)

Larger than average, the garage has double doors, two ceiling lights and a radiator. Useful under stairs storage.

DIRECTIONS

From Kendal Town Hall, proceed up Allhallows Lane rounding the bend onto Beast Banks. At the green take the left hand fork onto



Bankfield Road and then immediately left again onto East View. The property is located to the right hand side opposite Summerhill with the green in front. The parking and garage are accessed via a courtyard just after the row of properties.
[what3words///crowd.having.hung](https://www.what3words.com/crowd.having.hung)

GENERAL INFORMATION

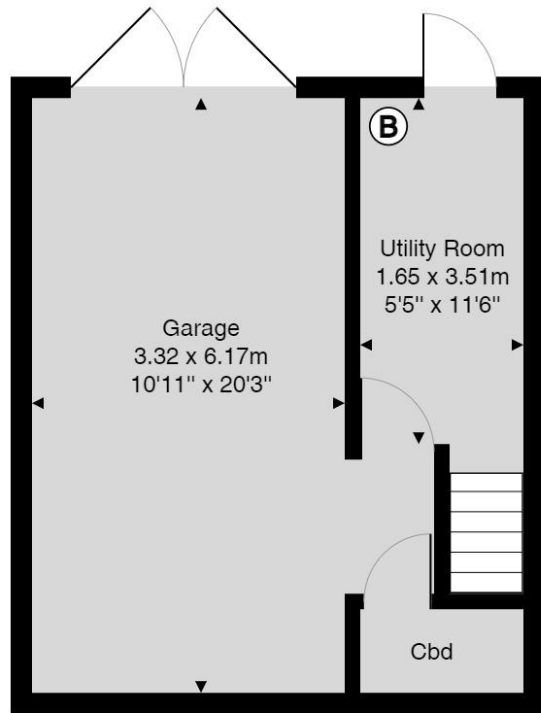
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

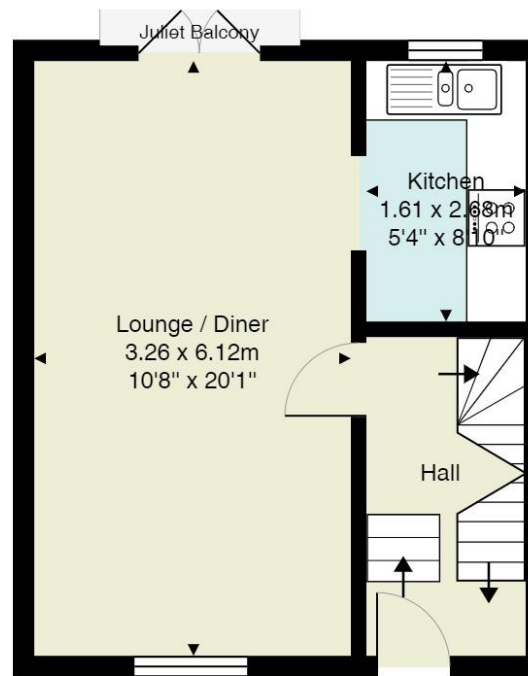
Council Tax Band: C

EPC Grading: C

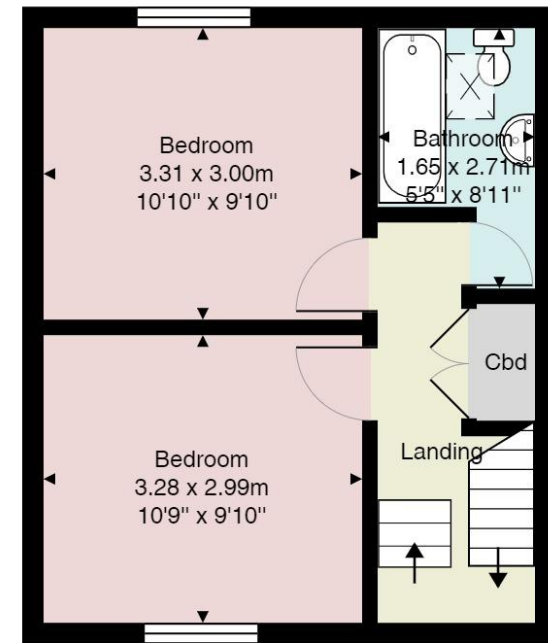




Lower Ground Floor



Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

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



ARRANGE A VIEWING

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