



FLAT B, YARD 177, HIGHGATE, KENDAL, CUMBRIA, LA9 4EN  
**£150,000**

**MILNE MOSER**  
SALES + LETTINGS



# FLAT B, YARD 177, HIGHGATE KENDAL CUMBRIA LA9 4EN



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PARKING

## OVERVIEW

With restaurants, shops, museums, parks and cultural centres on the doorstep, this quirky property will suit first time buyers and those looking for a bolt hole perfectly.

There is a light bright L shaped lounge diner, a kitchen with view along historic Kirkland plus a bedroom and bathroom. There is a further developed loft with exposed character beams.

Forming part of a period property on the corner of Highgate and Dowkers Lane, the flat has views over town and also boasts an off road parking space - a real bonus in this location. Viewing is essential to fully appreciate.

## ACCOMMODATION

Approaching at the rear of the building on Dowkers Lane, steps lead up to the white leaded front door and into the lower hallway. Internal stairs lead up to:

### L SHAPED LOUNGE DINER

18' 9"/5' 9" x 17' 8"/7' 4" (5.71m/1.75m x 5.39m/2.24m)

A good sized space benefitting from three sash windows (each with secondary glazing) to the front and side aspects. There are pleasant views towards Gillinggate and Kirkland. There are beams to the ceiling, two understairs cupboards and two radiators. Stairs lead to the developed loft.







#### KITCHEN

7' 7" x 7' 2" (2.30m x 2.18m)

A sash window faces the side aspect and is fitted with a secondary glazing unit. Green base and wall units, dark worktops and splashbacks and a stainless steel sink with drainer. Electric cooker with hood above, plumbing for a washing machine, space for a fridge freezer, a ceiling light and contemporary pale wood effect flooring.

#### BEDROOM

10' 5" x 9' 7" (3.17m x 2.93m)

A sash window with secondary glazing faces the side elevation and there is a period window at the rear with view to Abbot Park. Built in double cupboard with shelving and hanging rail, a ceiling light and radiator.

#### BATHROOM

8' 1" x 5' 4" (2.46m x 1.64m)

Fitted with a concealed cistern WC, a vanity hand basin and bath with screen and shower above. Two of the walls are tiled and there is a heated towel rail, vent and a ceiling light.

#### DEVELOPED LOFT

19' 1" x 12' 3" (5.80m x 3.74m) max

A quirky character space within the roof space. Exposed beams and steelwork, painted stone wall, tongue and groove panelling and a conservation style skylight. Semi divided into two spaces, there are two radiators, a ceiling light, wall light and further period window at the side. Vaillant gas boiler.





#### EXTERNAL

At the rear of the property is a parking area. Accessed from Dowkers Lane, there is one space for the use of Flat B, Cable & Blake have use of the remaining spaces.

#### DIRECTIONS

On foot from our office, cross the road and proceed down Highgate towards The Brewery Arts Centre. At the crossroads of Dowkers Lane and Gillinggate, turn left onto Dowkers Lane and then immediately left again towards the rear of Cable and Blake. Steps lead up to the white door of Flat B.

what3words///plot.start.vines











#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Leasehold. Balance of 999 year lease from 1/3/1985.  
 Ground Rent £100 per annum. Management Charge of £100 per month.  
 Council Tax Band: B

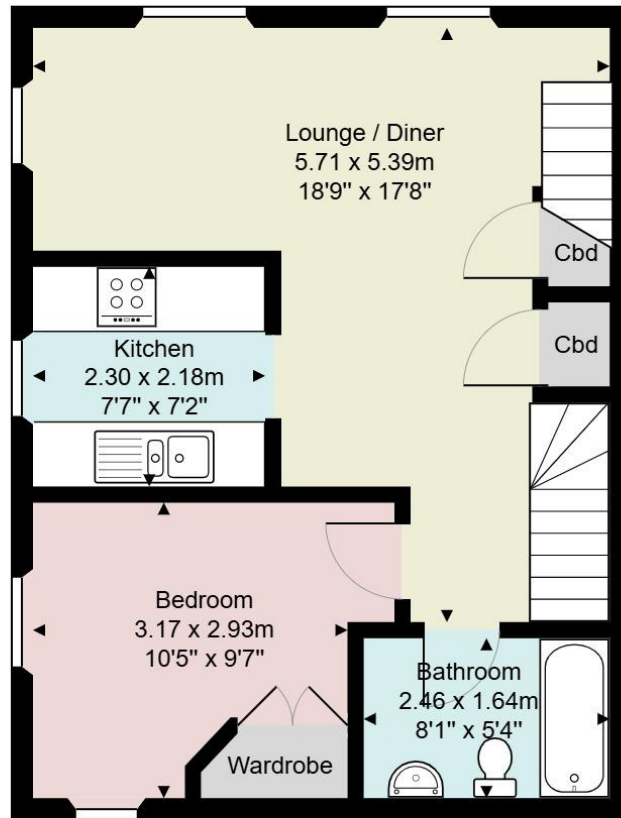
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

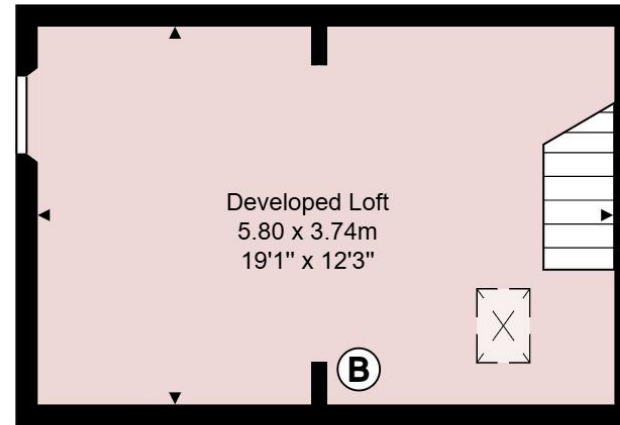


#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:  
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2nd Floor



3rd 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

# MILNE MOSER

## SALES + LETTINGS

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