



4A, HIGH TENTERFELL, KENDAL, CUMBRIA, LA9 4PG  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS



4A, HIGH TENTERFELL  
KENDAL  
CUMBRIA  
LA9 4PG



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GARAGE &  
PARKING

#### OVERVIEW

Close to countryside walks, golf club and the town centre, this versatile ground floor flat will appeal to a range of buyers. The generous lounge has a lovely bay window from which to admire the view over town and there is a large kitchen diner with access to the private courtyard. There is a double bedroom plus a second room which could be for storage, a home office or hobby room. The hallway runs from front to back and has space for furniture or adding built in storage. The modern bathroom is fitted with a four piece suite and is light and airy. Unusually for a property of this style, there is an adjacent garage and off road parking space. No onward chain.

#### ACCOMMODATION

Approaching the property from Undercliff Road, a private gate and courtyard leads to the double glazed door and into:

#### KITCHEN DINER

16' 9" x 13' 2" (5.12m x 4.01m)

A generous L shaped space easily accommodating a dining table and storage for coats and shoes. A double glazed window overlooks High Tenterfell and there are double doors to the courtyard and a further double glazed windows. The kitchen is fitted with oak style base and wall units with grey worktops, tiled splashbacks and a stainless steel sink with drainer. Range cooker with double canopy above, plumbing for a washing machine and space for a fridge. Spotlighting to the ceiling and an electric heater.







#### INNER HALLWAY

Connecting to all rooms, the hall is semi divided creating space for a desk if required or built in storage. Two ceiling lights and an electric heater.

#### LOUNGE

16' 7" x 15' 2" into bay (5.07m x 4.63m) plus recess

A lovely light room with a large double glazed bay window to the front plus a further feature arch top double glazed window. There are views across town to distant hills, Kendal Castle and the Castle Howe obelisk. Two electric heaters, three ceiling lights and a period recessed bookcase. A built in cupboard with bi fold doors provides valuable storage.

#### BEDROOM

9' 4" x 9' 3" (2.85m x 2.82m)

A double glazed window faces into the courtyard. There is a ceiling light and electric heater.

#### BATHROOM

6' 5" x 1' 11" (1.95m x 3.63m)

A double glazed window to the side aspect. Fitted with a modern four piece suite comprising double ended bath, a vanity wash hand basin, WC and double walk in shower cubicle. White heated towel rail, an extractor, two ceiling lights and a mirrored cabinet. Aquaboard panelling to the cubicle and behind the bath.

#### BOX ROOM

5' 11" x 11' 7" (1.79m x 3.54m)

A useful space with a built in cupboard housing the hot water cylinder, a ceiling light and electric heater.





#### EXTERNAL

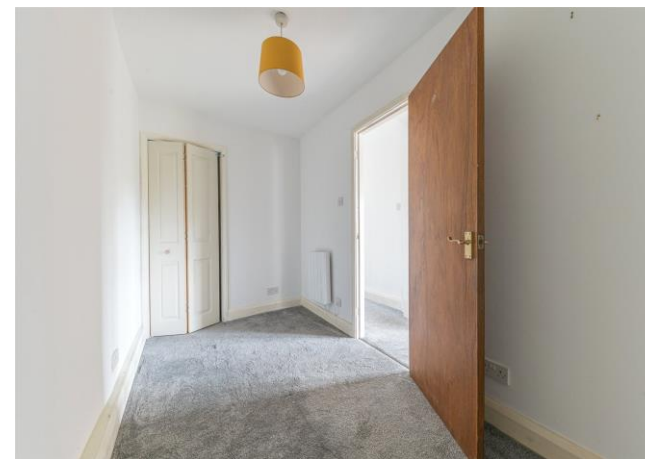
To the rear of the property is an enclosed and private courtyard space. Lushly planted and block paved, there is space for pots and furniture.

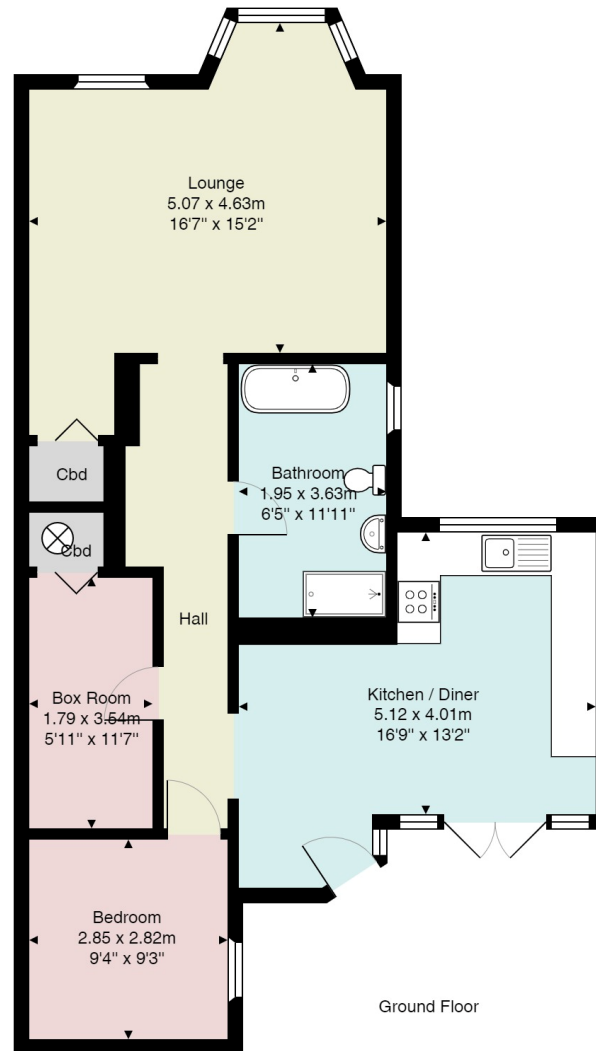
Further to the rear is a parking space leading to the garage. The garage has an up and over door, power and light. 17' 11" x 8' 0" (5.46m x 2.44m)

#### DIRECTIONS

From our office on Highgate, proceed towards the town hall, turning left onto All Hallows Lane. Follow up and round to the left onto Beast Banks. At the crossroads turn right onto High Tenterfell. The property is located to the left hand side on the corner of Undercliff Road.

what3words///narrow.oppose.daisy





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









#### GENERAL INFORMATION

Services: Mains Water, Electric and Drainage  
 Tenure: Leasehold. Balance of 999 year lease from 1st January 2018. Freehold owned by High Tenterfell Management Company (of which 4a has share).  
 Council Tax Band: TBC  
 EPC Grading: D

Planning permission was granted in July 2023 for replacement of the windows and doors.

Please note 4c is also available at a Guide Price of £125,000

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# MILNE MOSER

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