



38B, GREENSIDE, KENDAL, LA9 4LD
Offers in the Region of £245,000

MILNE MOSER
SALES + LETTINGS

38B, GREENSIDE KENDAL LA9 4LD



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OVERVIEW

Occupying the top floor of a converted Victorian villa, this two bedroom flat has outstanding views over Kendal and fells which can only be appreciated upon viewing.

The accommodation is light and bright throughout with large windows and high ceilings to some of the rooms. The accommodation is larger than expected with an open plan lounge dining kitchen space at the front, two double bedrooms - one with period fire surround, a bathroom and separate shower room. A useful laundry utility space has been created on entry and there is a study area in what would have been the original Victorian stairwell.

Located within Kendal Conservation Area, there is zoned permit residents parking, an open green space at the front and excellent access into the town centre for restaurants, bars and shops. Kendal Golf Course is a short distance away with access to the green spaces of Cunswick and Scout Scar. Gas central heated and part double glazed. No onward chain.

ACCOMMODATION

From Bank Street, steps lead at the rear/side of the building up to number 38b. A pale blue part glazed front door leads into:

HALL & STUDY AREA

Study Area 7' 1" x 8' 5" (2.16m x 2.57m)

An L shaped hallway with a window at the side and attractive stripped wooden doors to all rooms. A utility/laundry space has





been created with plumbing for a washing machine (included in sale) and a wall mounted boiler. There are downlights to the ceiling and a radiator. A skylight adds more natural light as you travel through towards the front of the flat and there is a useful study or reading nook space with a period handrail and banister. Built in double cupboard with period doors and a ceiling light.

OPEN PLAN LOUNGE DINING KITCHEN

21' 7" x 12' 10" (6.58m x 3.92m)

Originally two rooms but now a spacious, light and characterful space with two double glazed sash window overlooking the green and rooftops towards distant fells. Wide stripped and treated floorboards have been exposed and there is a recently installed wood burner with a wood lintel above and a slate plinth. Alcove shelving, two ceiling lights and two radiators. The kitchen area is fitted with white base units, stainless steel tops and a ceramic sink. Electric oven, gas hob with canopy above, a fridge freezer and a dishwasher. Shelving, window seat storage and space for a dining table.

BEDROOM

12' 2" x 13' 0" (3.70m x 3.95m)

A double glazed sash window faces the side aspect with lovely view over rooftops. Laminate style flooring, a ceiling light and radiator. The pretty period fireplace with grate has been retained and there is a traditional alcove cupboard.

BEDROOM

12' 2" x 9' 9" (3.70m x 2.96m) max

Having a lovely view at the side, the second double bedroom has a painted white floor, two wall lights, two windows, a ceiling light and radiator.



SHOWER ROOM

3' 11" x 8' 6" (1.19m x 2.60m)

Natural light from a skylight, a quadrant shower cubicle, a WC and pedestal wash hand basin. There are downlights, an extractor and a radiator.

BATHROOM

9' 4" x 6' 10" (2.84m x 2.09m) max

A sash window faces the rear aspect and has a pleasant view towards Serpentine Woods. Fitted with a bath with mixer, a pedestal wash hand basin and WC. There are stone effect tiled splashbacks, downlights and an extractor. Radiator and additional natural light from a skylight.

DIRECTIONS

From the Town Hall, proceed up Allhallows Lane following round the bend onto Beast Banks. Following up the hill onto Greenside passing The Riflemen's Arms on the right and the green space on the left. 38b Greenside is located on the right hand side on the corner with Bank Street. Access is at the side where steps lead to the second floor.

what3words:///grand.risks.plans

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

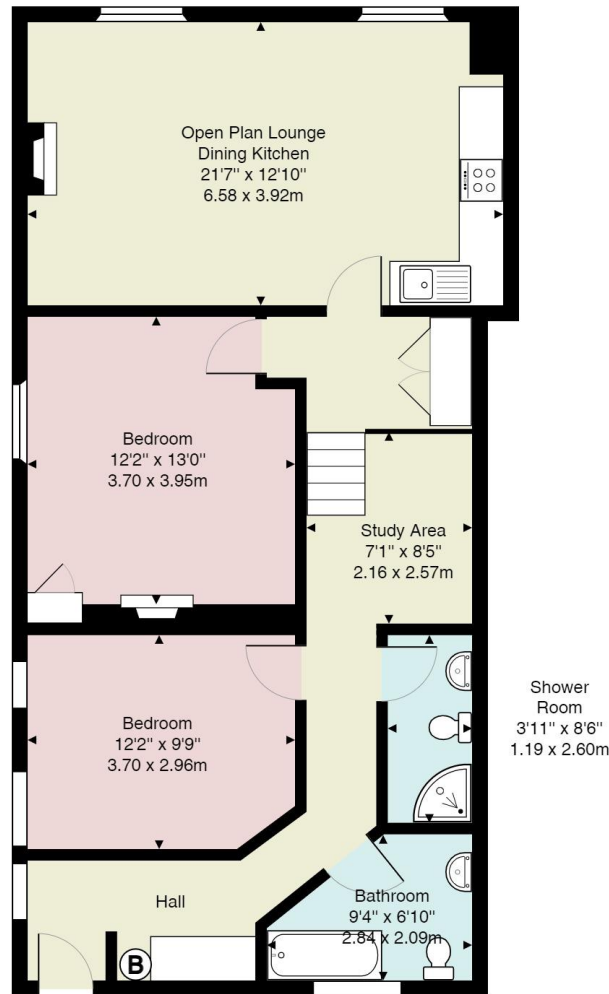
Tenure: Leasehold. Balance of 2000 year lease from 12/09/1962.

Holiday lets are not permitted. Peppercorn Ground Rent and Share of the Freehold.

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





2nd Floor

Approx. Total Area: 879 ft² ... 81.6 m²

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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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