



34 GILLINGGATE, KENDAL, CUMBRIA, LA9 4JE
£500,000

MILNE MOSER
SALES + LETTINGS

34 GILLINGGATE KENDAL CUMBRIA LA9 4JE



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PARKING

OVERVIEW

With all the amenities Kendal town centre has to offer on the doorstep, Gillinggate is perfect for buyers that like to combine social and cultural activities with riverside walks and access to countryside. Number 34 is a lovely example of a period town house, character and charm have been retained where possible, seamlessly blended with calm neutral decor and modern fittings. The accommodation is over four floors ensuring there is enough space for even the busiest of households with four bedrooms, two bathrooms - one with four piece suite and freestanding bath, two reception rooms and basement spaces. At the rear of the property is an enclosed lushly planted garden and there is an off road parking space. Located within Kendal's Conservation Area, the property has double glazed windows and gas central heating.

ACCOMMODATION

Approaching over the front forecourt, a part glazed traditional door leads into:

HALL

Setting the tone for the tasteful decor and character features, the hallway is a welcoming entrance with attractive doors to the two reception rooms and stairs to the first floor. Exposed floor boards, a period style radiator and a ceiling light.

SITTING ROOM

12' 7" x 16' " (3.83m x 4.93m) into bay

A double glazed sash bay window faces the front aspect. A traditional wooden fire surround with cast metal inset and grate,





Art Nouveau style tiles and tiled hearth, alcoves to either side, both with wall lights, ceiling light and period style radiator.

DINING ROOM

12' 2" x 12' 10" (3.70m x 3.92m)

Overlooking the rear patio and garden, the dining room has continuing exposed floorboards from the hallway, a ceiling light, period style radiator and stairs leading down to the basement rooms. Marble style fire surround with floral tiled inset, cast metal grate, a tiled hearth and adjacent alcove cupboard.

KITCHEN

8' 6" x 10' 11" (2.59m x 3.34m)

A modern kitchen fitted with cream gloss base and wall units, wood block worktops and metro style tiled splashbacks. Ceramic one and half bowl sink with drainer, a slimline dishwasher and integrated fridge freezer. Gas hob with canopy above and an electric double oven and integrated microwave. Downlights, a wall light under unit lighting and plinth lights. A double glazed window faces the side aspect and there is an external door with stained glass pane.

LOWER HALL/UTILITY

8' 3" x 12' 2" (2.52m x 3.71m)

A useful space with plumbing for a washing machine and space for a dryer. There are downlights and a radiator.

HOBBY ROOM/HOME OFFICE

15' 3" x 10' 11" (4.66m x 3.33m)

Ideal for a variety of uses including a teenager TV room, home office or gym. A double glazed window faces the front and there are downlights and a radiator.



SHOWER ROOM

6' 10" x 11' 11" (2.08m x 3.64m)

A well-appointed second facility with a double glazed window to the rear, a double cubicle, vanity wash hand basin with drawers beneath and a WC. The cubicle has useful lit toiletry shelves and there is a chrome heated towel rail, illuminated mirror with demist function, an extractor and downlights.

STORE

8' 0" x 10' 4" (2.44m x 3.16m)

Perfect for storing suitcases, extra dry goods or sports equipment, the store has a ceiling light.

FIRST FLOOR LANDING

Continuing period doors lead to two bedrooms and the bathroom and the pitch pine stairs lead to the second floor. Period style radiator and two ceiling lights.

BEDROOM ONE

15' 10" x 12' 3" (4.84m x 3.74m)

A lovely light room with two double glazed sash windows to the front aspect. White period fire surround with grate, a ceiling light and period style radiator.

BEDROOM TWO

9' 3" x 13' 1" (2.82m x 4.00m)

Having a rooftop view at the rear, the second bedroom has a ceiling light, period style radiator and a double glazed sash window. There is a retained black cast metal fireplace.

BATHROOM

9' 6" x 10' 10" (2.89m x 3.31m)

An impressive bathroom fitted with a freestanding bath with mixer, a walk in cubicle with rainfall head, a vanity hand basin and a WC. There is a chrome heated towel rail, a ceiling light, extractor and a glazed skylight (replacement Velux rooflight above). Two frosted double glazed sash window to the rear aspect and built in cupboard housing the Worcester boiler.

SECOND FLOOR LANDING

A generous Velux rooflight on the stairwell has a lovely rooftop view and there is a ceiling light and access to the loft. Built in cupboard with shelving and a light.

BEDROOM THREE

15' 9" x 12' 4" (4.81m x 3.77m)

Another generous double bedroom with a double glazed dormer window to the front with lovely outlook. There is a period cast metal fireplace, a ceiling light and period style radiator.

BEDROOM FOUR

9' 3" x 12' 11" (2.83m x 3.95m)

Having a fantastic view across rooftops towards Bowling Fell and hills, the fourth bedroom has a ceiling light and period style radiator.

EXTERNAL

At the front of the property is a gravelled and flagged forecourt with box hedging and evergreen - perfectly in keeping with the style of property. At the rear is a flagged and gravelled garden with well





Approx. Total Area: 1957 ft² ... 181.8 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





planted borders, trees for shade and a patio perfect for dining. There is an external tap and light. A gate at the rear leads to the parking space which is accessed from Rock View. Attached to the house is a stone store.

DIRECTIONS

Entering Kendal from the south, continue onto the one way system, Kirkland. Pass the Parish Church and at Lakeland Fireplaces, turn left up Gillinggate. Pass Captain French Surgery on the right with the property located to the right hand side just before Anchorite Fields.

what3words:///forks.battle.sector

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. The rear access lane is adopted

Council Tax Band: D

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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