



18 COCK & DOLPHIN YARD, KENDAL, LA9 5FE
£240,000

MILNE MOSER
SALES + LETTINGS

18 COCK & DOLPHIN YARD KENDAL LA9 5FE



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PRIVATE
PARKING

OVERVIEW

Within walking distance of the town centre, Brewery Arts Centre and riverside walks, this two bedroom mid mews house is perfect for buyers looking to move straight in. Immaculate presentation throughout, this modern contemporary home has a lounge diner with patio doors to the garden, a kitchen with integrated appliances and a cloakroom/wc. Both bedrooms have built in wardrobes and there is a stylish bathroom. Externally, a pretty courtyard style garden provides space to sit and relax and there is a car port parking space with lockable store, ideal for bikes and outdoor gear.

Forming part of a modern development of similar mews properties and converted flats built in 2011/12, Cock and Dolphin Yard has always proved popular with first time buyers, those looking to downsize and purchasers looking for a lock and leave second home. Available with no onward chain, an internal viewing is highly recommended.

ACCOMMODATION

Approaching over the parking area, steps lead to a pretty upper courtyard (management by the residents association) with a colourful front door leading into the property. A ramped path at the side avoids the steps.





HALL

Having a useful cupboard with hooks for coats and ample space for ironing boards, vacuum cleaners etc. Radiator and a ceiling light.

CLOAKROOM/WC

Pedestal wash hand basin, toilet, a radiator and ceiling light. Inset mirror above the basin, an extractor and tiled floor.

KITCHEN

7' 4" x 10' 10" (2.24m x 3.31m)

A UPVC double glazed window overlooks the communal courtyard at the front and down towards the river. Fitted with cream base and wall units with woodgrain style worktops and upstands. Stainless steel sink with drainer, a gas hob with stainless steel canopy over, an electric oven and integrated fridge. Plumbing for a washing machine, under unit lighting, a ceiling light and radiator. Breakfast bar.

LOUNGE DINER

14' 9" x 14' 11" (4.50m x 4.54m)

Having space for a dining table and lounge suite, the lounge diner has UPVC double glazed sliding patio doors to the rear courtyard plus a further full length UPVC double glazed window. Wood style flooring, a built in cupboard under the stairs, a radiator and two ceiling lights.

LANDING

Wooden banister and spindles, a radiator and ceiling light. Built in airing cupboard housing the Vaillant boiler.

BEDROOM

11' 5" x 12' 5" (3.47m x 3.78m) excluding wardrobe.

UPVC double glazed window to the rear aspect. A good sized double bedroom with a built in double wardrobe with mirrored sliding doors. Ceiling light and a radiator.

BEDROOM

7' 9" x 11' 0" (2.36m x 3.36m) including wardrobe.

UPVC double glazed window to the front elevation - part view towards the river and Kendal Castle. Also having a built in double wardrobe with mirrored sliding doors, a ceiling light and radiator. Access to the loft.



BATHROOM

6' 9" x 8' 3" (2.06m x 2.52m) max.

A stylish modern bathroom finished with grey tiling and fitted with a WC, a pedestal wash hand basin and bath with mixer above and a screen. Downlights to the ceiling, an extractor, inset mirror and a radiator.

EXTERNAL

A border at the front provides privacy and there is a managed courtyard garden for residents to enjoy. At the rear is an enclosed garden space with a patio, raised rockery style flower bed and ornamental tree. External light. A gate at the rear provides access for bins and garden waste.

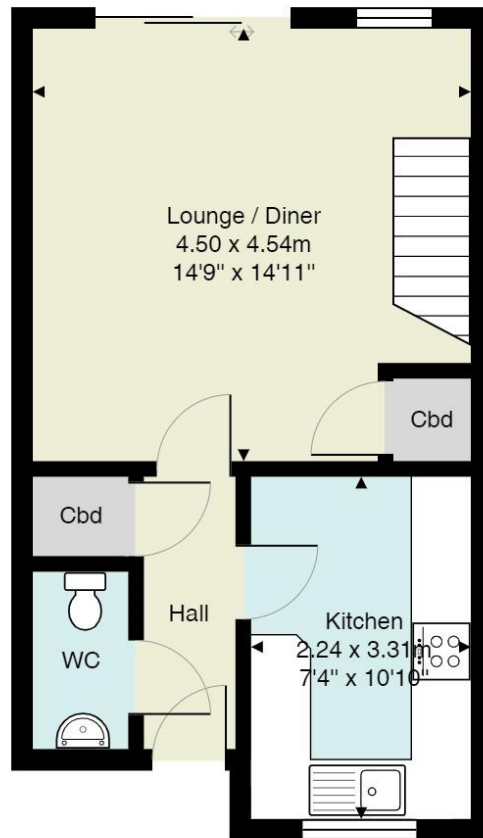
The private covered parking space is located underneath the opposite block and is number 18. At the rear of the space is a cage/lockable store, ideal for bikes our outdoor gear - approx. measurement of 6' 2" x 8' 9" (1.88m x 2.67m)

DIRECTIONS

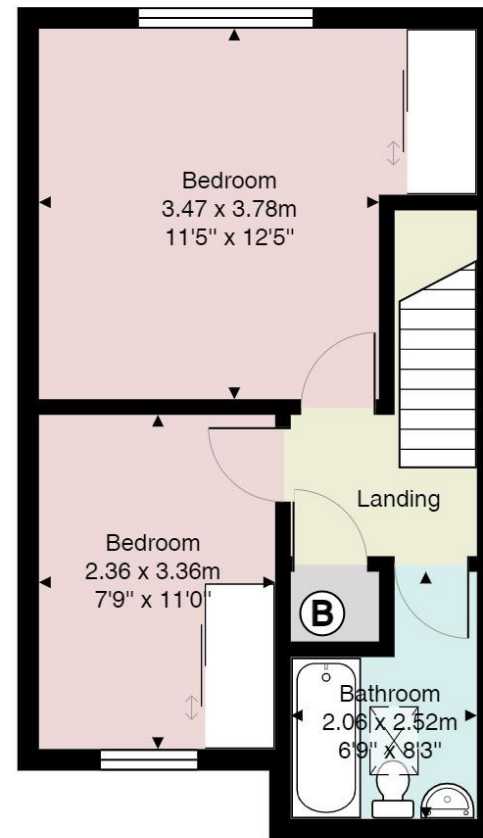
Approaching Kendal from the south on Milnthorpe Road, A6, continue towards town passing the college on the left. Cock and Dolphin Yard is located to the left hand side just as the one way system/Kirkland starts. The property is located to the rear of development.

what3words///stable.alert.mime





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






GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Leasehold. Balance of 999 year lease from January 2011.
 Ground Rent: £129 per annum
 Management Charge: £124 per annum.
 Council Tax Band: C

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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	92
(81-91)	B	
(69-80)	C	78
(56-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

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