



5 HAYGARTH COURT, KENDAL, CUMBRIA, LA9 4JF
£250,000

MILNE MOSER
SALES + LETTINGS

5 HAYGARTH COURT
KENDAL
CUMBRIA
LA9 4JF



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PRIVATE
PARKING SPACE

OVERVIEW

Nestled in the heart of Kendal yet away from the hustle and bustle, Haygarth Court is a small development of modern town houses, each with private gardens and parking spaces. Number 5 has split level accommodation, built to take advantage of the sloping plot. Arranged over 5 half levels, the layout feels deceptively spacious - the kitchen is well fitted and the lounge diner has direct access to the terraced garden at the rear. The two double bedrooms are on the upper floors and there is a shower room. There are lovely elevated rooftop views across town from the house and garden. Completing the picture is a private off street parking space.

Well located for all the town centre amenities Kendal has to offer plus riverside walks, museum and Brewery Arts Centre right on the doorstep - a perfect lock and leave second home or easily managed first time buy.

ACCOMMODATION

From Highgate, Haygarth Court leads under an archway and through the parking area for the residents. A path to the side leads past neighbouring properties, each with flagged or gravelled front gardens - number 5 is the last in the row. Steps lead up to the front door and into:





HALL

A welcoming entrance with hanging space for coats. There is a useful cupboard under the stairs with a light - this was formerly a ground floor cloakroom/WC, the plumbing is still insitu should buyers wish to reinstate. Wood pine door and an Openreach socket.

KITCHEN DINER

9' 2" x 11' 2" (2.80m x 3.41m)

UPVC double glazed window facing the front aspect and having a pleasant outlook over the courtyard. Fitted with blue shaker style base and wall units, co-ordinating worktops and tiled splashbacks. Electric hob with hood over, an electric oven and a stainless steel sink with drainer. Space for a fridge freezer or counter appliances, plumbing for a washing machine and space for a breakfast table. Wall mounted Ideal boiler and a radiator.

LANDING

Half flight stairs lead to the upper landings and the bedrooms and shower room.

LOUNGE DINER

15' 7" x 11' 9" (4.76m x 3.58m)

UPVC double glazed window and sliding patio doors leading to the terraced rear garden. Sandstone style fire surround fitted with a living flame gas fire and there is a radiator. A good sized room with space for both lounge and dining furniture.

LANDING

The staircase continues to the upper landing and there is a UPVC double glazed window to the front. A space saving folding door leads into:



BEDROOM

9' 4" x 10' 9" (2.84m x 3.28m)

A lovely double bedroom with a UPVC double glazed box bay window to the front and a view over rooftops and gardens towards town. Radiator.



LANDING

Built in airing cupboard with shelving and cylinder.

BEDROOM

9' 3" x 11' 9" (2.81m x 3.58m)

A UPVC double glazed window looks onto the terraced rear garden and there is laminate flooring and a radiator.

SHOWER ROOM

5' 9" x 7' 11" (1.76m x 2.41m)

Frosted UPVC double glazed window. Fitted with a white suite comprising quadrant shower cubicle, a WC and vanity basin set to a countertop. There is tiling to the walls, an extractor and radiator.

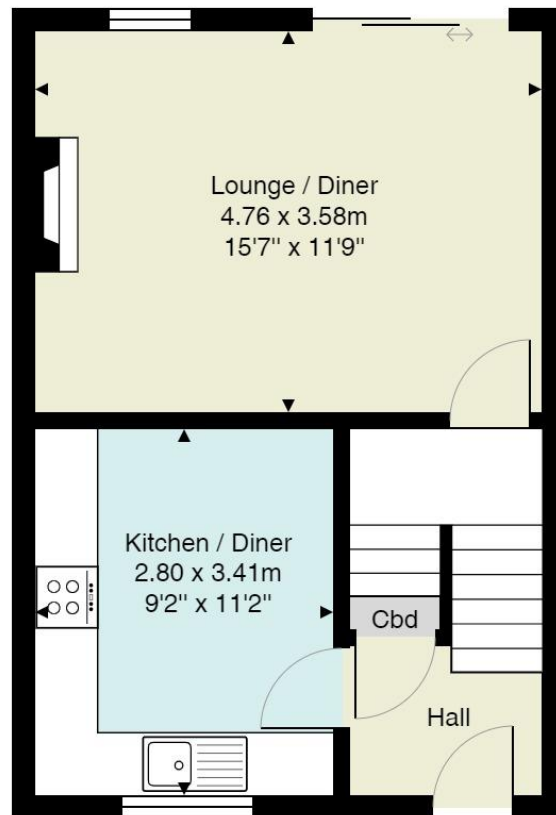
EXTERNAL

Pretty spaces have been created both at the front and rear. With space for pots and furniture, the front area has a courtyard feel - there is access at the side to the terraced rear garden. Steps edged with planting and gravel lead to an upper terrace from which there are lovely views over Kendal towards hills. There is space for a shed and patio furniture.

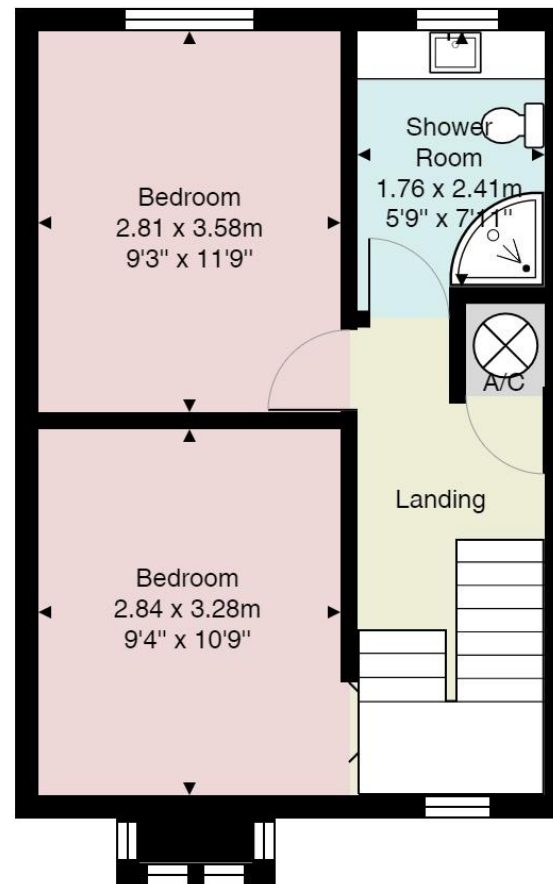
DIRECTIONS

On foot from our office, proceed on Highgate towards The Brewery Arts Centre, turning down the yard adjacent to the bed shop. Continue through the parking area towards the right hand corner and then up the path. Follow the path round to the left with number 5 being the last property in the corner. what3words.com/asking.shelf.galaxy





Levels 1 & 2



Levels 3 & 4

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: 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	61
(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

To arrange your viewing contact our Kendal Team:

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