



13 DOCKRAY HALL ROAD, KENDAL, CUMBRIA, LA9 4QY  
**£175,000**

**MILNE MOSER**  
SALES + LETTINGS



13 DOCKRAY HALL ROAD  
KENDAL  
CUMBRIA  
LA9 4QY



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OVERVIEW

Convenient for riverside walks, Kendal town centre and railway station, this two bedroom mid terraced house has character and charm and is available with no onward chain.

Neutrally decorated throughout, gas centrally heated and UPVC double glazed the property is ready to move into. To the ground floor is the lounge, a kitchen diner at the rear which leads into a courtyard/patio space and there is a modern shower room. To the first floor is a good sized double bedroom and a single.

A perfect first time buy or rental investment.

ACCOMMODATION

From Dockray Hall Road, a UPVC door with double glazed insert leads directly into:

LOUNGE

11' 11" x 11' 10" (3.62m x 3.60m)

UPVC double glazed window to the front aspect. Stairs lead to the first floor and there is a white fire surround with tiled inset and stone hearth. There is recess shelving with feature stonework, an exposed beam, ceiling light and a radiator. Open Reach socket.







#### INNER HALLWAY

Storage space under the stairs, a ceiling light and hanging for coats. Exposed beam.

#### SHOWER ROOM

4'4" x 5' 7" (1.32m x 1.69m) average

Fitted with a modern suite comprising a quadrant shower cubicle, a WC and vanity hand basin. Chrome heated towel rail, a mirror, downlights and extractor. Tiled floor and tiling to the shower cubicle.

#### KITCHEN DINER

11' 11" x 7' 10" (3.62m x 2.40m)

UPVC double glazed window overlooking the patio at the rear and there is an external door. Fitted with cream shaker style base and wall units, wood effect worktops, and a one and half bowl sink with drainer. Gas hob with canopy above and an electric oven. The Ideal boiler is concealed to a wall cupboard and there is under unit lighting, downlights and a radiator. Space for a fridge freezer and plumbing for a washing machine.

#### LANDING

UPVC double glazed window facing the rear aspect. Access to the loft and a ceiling light.

#### BEDROOM

11' 1" x 9' 11" (3.39m x 3.01m)

Facing the front aspect, the double bedroom has a ceiling light and a radiator. UPVC double glazed window.

#### BEDROOM

5' 10" x 7' 10" (1.78m x 2.39m)

The second bedroom is a single with a UPVC double glazed window to the rear elevation, a ceiling light and radiator. Laminate flooring.



#### EXTERNAL

At the rear is a low maintenance gravelled and flagged courtyard/patio. There is space to dry washing and for pots and furniture if required - a real bonus in a property is this style. A path leads along the rear of neighbouring properties and out to Burnside Road. There is block of stone outhouses - number 13 owns the outhouse with the corrugated roof (not inspected).

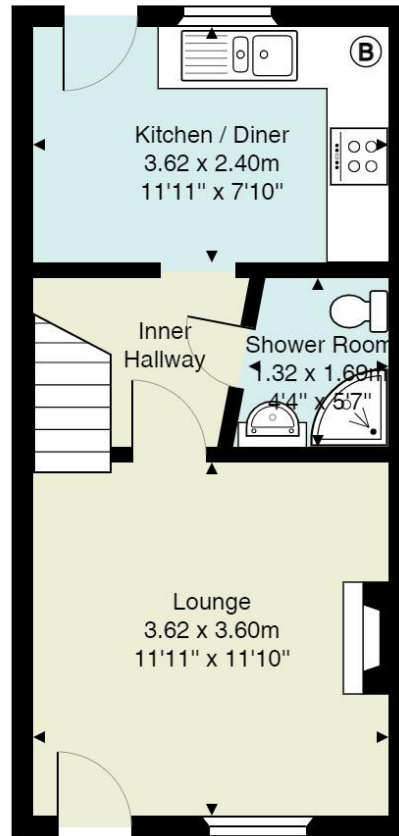
#### DIRECTIONS

Leave Kendal on Burnside Road and turning right onto Dockray Hall Road just after the retirement apartments. Number 13 is on the left hand side.

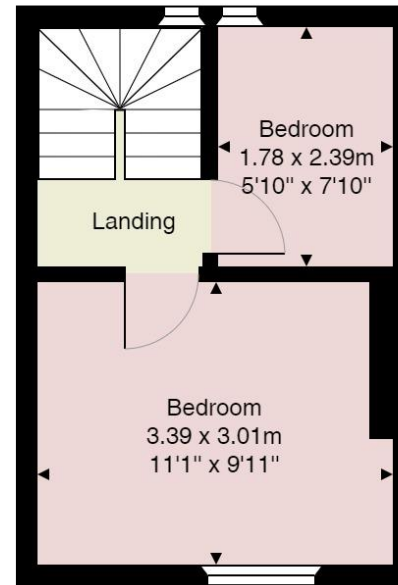
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Ground Floor



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: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

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