



8 WEBSTERS YARD, HIGHGATE, KENDAL, CUMBRIA, LA9 4HA  
**£142,500**

**MILNE MOSER**  
SALES + LETTINGS

8 WEBSTERS YARD  
HIGHGATE  
KENDAL  
LA9 4HA



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PARKING

OVERVIEW

Centrally located for the town centre, this two bedroom second floor flat has the advantage of a covered parking space and is a perfect first time buy.

Positioned on Highgate within the non-retirement section of Websters Yard, the flat has a pleasant lounge and well fitted kitchen - both with space for a dining table if required, two bedrooms and a bathroom. The private numbered parking space is located to the rear of the development. Modern decor and neutral floor coverings throughout along with double glazed windows and electric heating. A viewing is highly recommended to fully appreciate.

ACCOMMODATION

From the cobbled entrance, a metal staircase leads to the second floor. An external door leads into the hallway shared with flat 6. A private front door leads into:

HALL

Having a ceiling light and access to the loft. A good sized built-in cupboard provides all important storage.

LOUNGE

8' 8" x 15' 3" (2.63m x 4.65m) max

A welcoming room decorated in a modern style. A double glazed sash window overlooks Highgate and there is space for a good sized sofa plus a dining table if required. Ceiling light and electric panel heater.





#### KITCHEN DINER

10' 8" x 8' 9" (3.25m x 2.66m)

Also facing the front aspect with a view over Highgate, the kitchen is fitted with cream shaker style base and wall units, wood block effect worktops, tiled splashbacks and a stainless steel one and a half bowl sink and drainer. There is an electric hob with hood above, an electric undercounter double oven, plumbing for a washing machine and space for a fridge freezer. Electric plinth heater, a ceiling light and double glazed sash window. Built-in cupboard housing the hot water cylinder.

#### BEDROOM

10' 2" x 13' 0" (3.09m x 3.95m) max

A nice sized double bedroom with an electric panel heater and a ceiling light. The double glazed sash window faces the rear and there is a view across rooftops towards Fellside.

#### BEDROOM

6' 0" x 9' 4" (1.83m x 2.83m)

The second bedroom is also at the rear and has a frosted double glazed window, an electric panel heater and a ceiling light.

#### BATHROOM

6' 3" x 6' 4" (1.91m x 1.93m)

Fitted with a white suite comprising a bath with shower above, a WC and pedestal wash hand basin. There is tiling above the bath, an electric fan heater plus an electric towel rail, a ceiling light and extractor.

#### EXTERNAL

The flat is located at the front of Websters Yard within a non-retirement section and there is a communal bin and recycling area. The parking is accessed via a cobbled yard between Comida and the barbers. Each private space is clearly marked according to the flat number.



#### GENERAL INFORMATION

Services: Mains Water, Electric and Drainage

Tenure: Leasehold. Balance of a 999 year lease from 1st April 1989.

We are advised the current annual charges to March 2025 are £50 ground rent, a management fee of £1119.50 (paid in quarterly instalments) and a £500 sinking fund contribution. Holiday lets are not permitted.

Council Tax Band: B

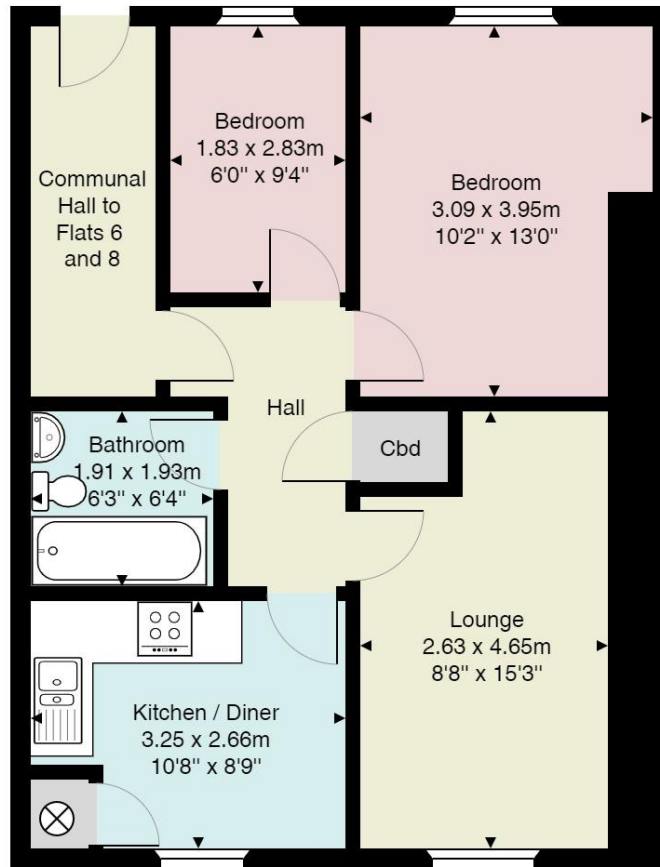
EPC Grading: C

#### DIRECTIONS

From our office on foot proceed on Highgate towards the town hall. The entrance to Websters Yard is located between Comida and Hunters through the wrought iron gates. Turn immediately right and up the metal staircase to the second floor.

[what3words///hype.scare.silver](https://www.what3words.com/what3words/hype.scare.silver)





2nd 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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# MILNE MOSER

SALES + LETTINGS

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