



7 BEAST BANKS, KENDAL, CUMBRIA, LA9 4JJ
£139,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

Requiring full modernisation and renovation, this two bedroom house is an exciting prospect and within easy walking distance of the town centre. The accommodation is over three floors with the ground floor having two reception rooms and kitchen. The first floor has a bedroom and bathroom whilst the second floor a large double bedroom. The two landings are a good size and there are views across town towards distant hills. The property is sold as seen and will particularly appeal to cash buyers or developers looking to maximise the accommodation on offer.

ACCOMMODATION

From Beast Banks, a wooden door leads directly into:

LOUNGE

10' 8" x 10' 2" (3.25m x 3.10m) max

A sash window faces the front aspect and there is a ceiling light.

DINING ROOM

10' 3" x 9' 8" (3.12m x 2.94m) max

Sash window to the rear aspect. Art Deco style tiled fire surround and hearth and a grate for an open fire. Cupboard housing the consumer unit and meters.

KITCHEN

6' 3" x 12' 2" (1.90m x 3.71m)

There are two windows and a glazed door leading to the side access. Fitted with basic units and a sink unit. There is a point and space for a gas cooker, a ceiling light and under stairs storage. Stairs lead to the first floor.





FIRST FLOOR AND INNER LANDING

A single glazed window faces the rear aspect and has a lovely view towards the town hall and Castle. There are two ceiling lights. Stairs continue to the second floor.

BEDROOM

10' 7" x 10' 2" (3.23m x 3.10m) max

A sash window faces the front aspect. Ceiling light.

BATHROOM

6' 5" x 9' 9" (1.97m x 2.97m)

Facing the rear aspect and having a pleasant view. Metal bath with shower and tiling above, a WC and pedestal wash hand basin. Ceiling light and a built in cylinder cupboard.

SECOND FLOOR LANDING

Having an excellent view to the rear, the second floor landing has a ceiling light and single glazed window.

BEDROOM

9' 10" x 20' 3" 93.00m x 6.17m) max

A dormer window faces the front aspect and there is a ceiling light.

EXTERNAL

A shared access between numbers 3 & 7 leads into a courtyard area. There is access to a further property at the end. There is space for drying and pots if required.

DIRECTIONS

From the Town Hall, turn up All Hallows Lane, following left round onto Beast Banks. The property is located a short distance to the left hand side.

what3words:///agenda.boot.total

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage.

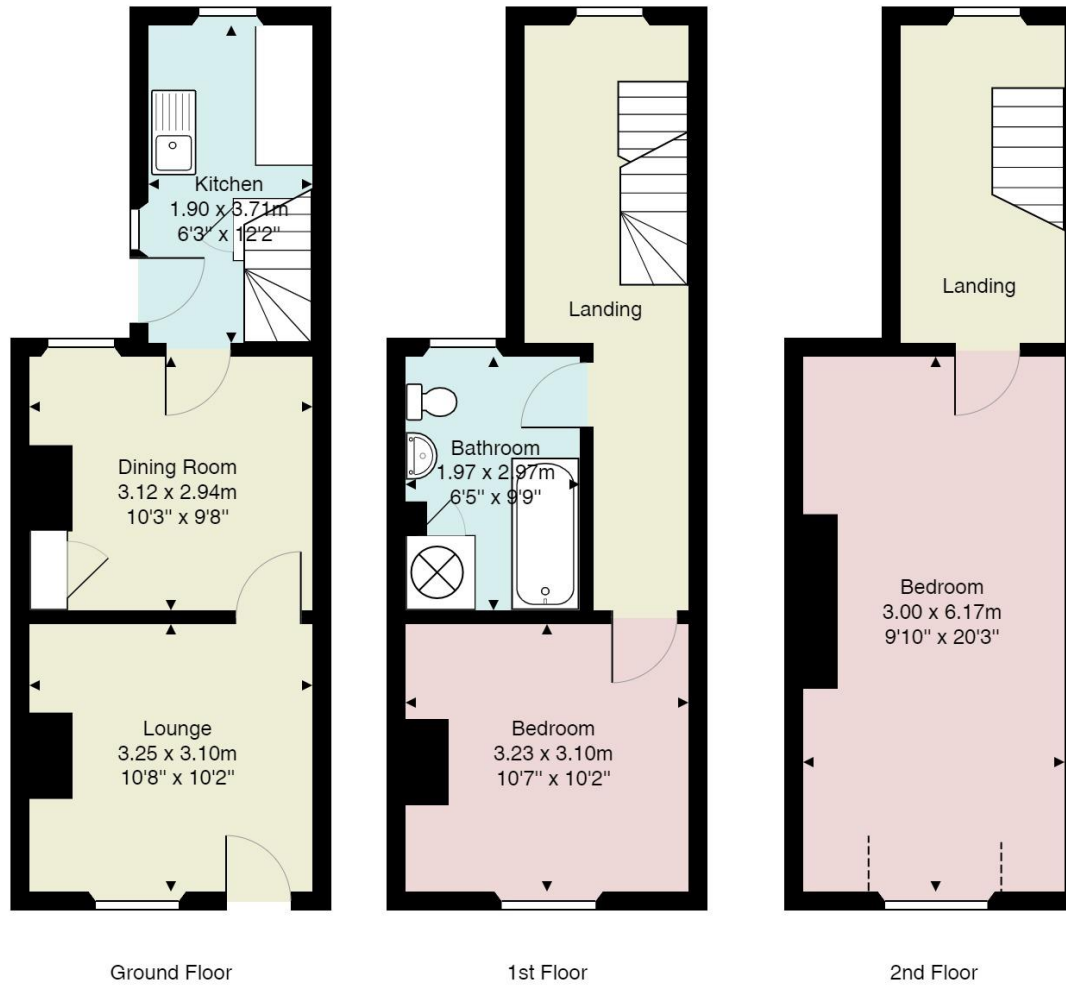
Tenure: Freehold. The property is located with Kendal Conservation Area.

Council Tax Band: C

EPC Grading: G








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





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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