



Kendal

£145,000

Lisa's Cottage
7 Cross Street
Kendal
Cumbria
LA9 4RW

A delightful stone and slate terraced cottage that offers a well-presented easy to manage layout with a large double bedroom and attractive shower room at first floor level and a cosy sitting room with gas stove and a compact fitted breakfast kitchen on the ground floor. A home that offers warmth and character blending 21st century comforts along with period charm.

The market town of Kendal known as the "Gateway" to the Lake District is home to independent shops, bars and restaurants making this pretty cottage located in one of Kendal's conservation areas an ideal home for the first time buyer, those seeking a bolt hole in the Lake District or as the current vendors do a splendid successful holiday let.

Property Ref: K6205





Sitting Room



Breakfast Kitchen

Description: Lisa's cottage is situated in a conservation area within easy walking of the town and the popular Kendal Green. The present owner has with care and attention detail improved and updated the cottage into a warm and welcoming home that would be ideal for the first time buyer being ready to move into and enjoy, or for those seeking an investment purchase with a view to shorthold letting or as the current owner a profitable holiday home.

On stepping into the cosy sitting room with its open fire and gas fired stove those who view will begin to appreciate the hard work the vendor has put into creating this delightful home. The windows have all been replaced with UPVC double glazed tilt and turn sash style windows and a new central heating system installed that can be controlled from your phone. The kitchen is well fitted and equipped

upstairs is a large double bedroom and a most attractive shower room. An early appointment to view is highly recommended.

Note: All the contents are available should the new owners wish to continue the successful lettings business. Highly regarded for viewing.

Location: Leaving Kendal on the Windermere Road turn right into Caroline Street and then first right again into Cross Street. Lisa's cottage is then found on your left hand side.

Accommodation with approximate dimensions:

Ground Floor

Shared Entrance with part glazed door to the front and a door opening to the enclosed shared rear yard. Private under stairs storage cupboard.

Sitting Room 10' 11" x 9' 1" (3.33m x 2.77m) warm and welcoming with double glazed window and a pretty window seat. Open fireplace with exposed lintel and slate hearth with cast iron gas fired stove. Original built in shelved cupboards with pine doors. Radiator and TV aerial point. Open staircase to first floor. Double pine doors to:

Breakfast Kitchen 7' 9" x 7' 6" (2.36m x 2.29m) with double glazed window to the rear yard. Fitted with a range of wall and base units incorporating a broom/ironing cupboard. Complementary worktops with inset single drainer stainless steel sink and a breakfast bar and co-ordinating part tiled walls. Integrated fridge and freezer, space for slot in cooker with cooker hood over, plumbing and space for dishwasher/washing machine.

For a Viewing Call 01539 729711



Bedroom

First Floor

Landing with double glazed window. Useful storage cupboard with hanging rail

Bedroom (front) 12' 7" x 9' 3" (3.84m x 2.82m) a pleasant room with double glazed window with window seat. Exposed stone lintel, original built in shelved cupboards with pine doors, radiator and coving. Access via a fold down wooden ladder to the loft space housing the central heating boiler.

Shower Room with complementary part panelled and a double glazed window with etched panes and window seat. A three piece suite comprises; large corner shower cubicle, pedestal wash hand basin and WC. Chrome vertical towel radiator.

Outside: The cottage has the benefit of a private cupboard in the shared passage way and the use of a shared yard to the rear.

Tenure: Freehold

Council Tax: South Lakeland District Council - South Lakeland District Council - The Rateable Value for 2020/2021 is £2500.00 with the amount payable being £1227.50

If the property is to be run as a small business, an owner can apply for the benefit of small business rate relief, where currently no charge would be payable.

Services: mains electricity, mains gas, mains water and mains drainage.

Viewing: Strictly by appointment with Hackney & Leigh - Kendal



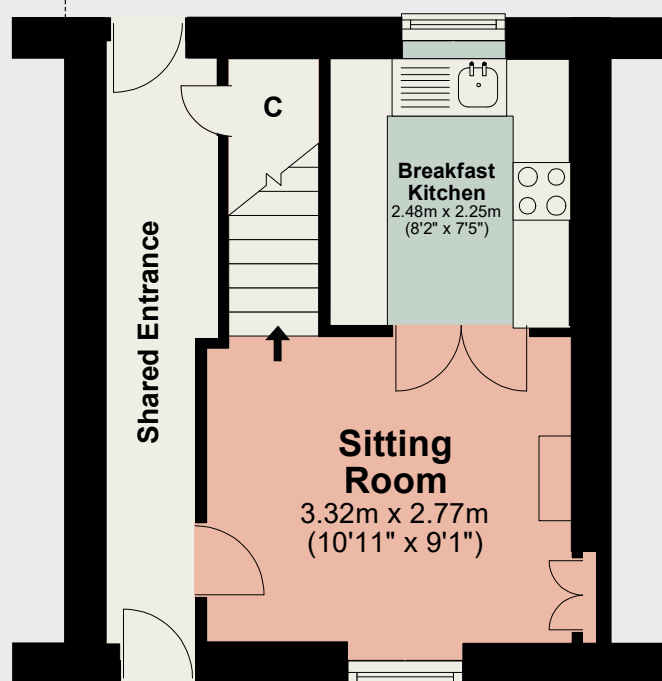
Shower Room

Office

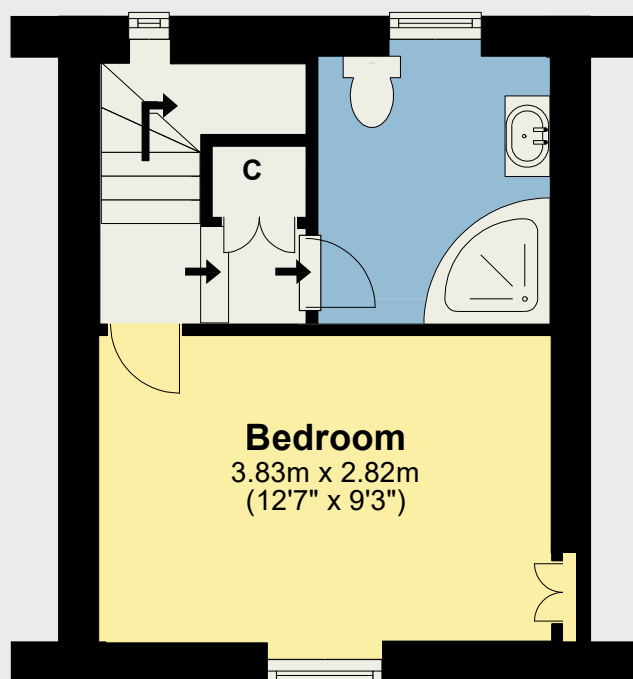
Please Note: This property is currently holiday let, therefore viewings may be restricted to the change-over day of a Friday between the hours of 10am - 4pm

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Shared Yard



Ground Floor



First Floor

Total area: approx. 45.1 sq. metres (485.2 sq. feet)

For illustrative purposes only. Not to scale. REF: K6205

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.