

MILNE MOSER  
SALES + LETTINGS



66 Websters Yard,  
Highgate,  
Kendal,  
Cumbria,  
LA9 4HA

£150,000





Tucked away from the hustle and bustle of the main street, this two bedroom house is in an elevated location. There are panoramic views over Kendal from the Lounge and Master bedroom. Split over three floors and having a great sense of space the property has a good size kitchen/diner and lounge. The private courtyard setting is well maintained and there is a valuable private parking space.

## ACCOMMODATION

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### ENTRANCE HALL

Entered under a covered porch through a wooden door with glazed inserts. Stairs to first floor, radiator and central ceiling light.

### DOWNSTAIRS WC

6' 3" x 4' 5" (1.91m x 1.35m) widest point  
Two piece suite comprising of low level WC and pedestal wash hand basin. Extractor, central ceiling light, radiator and fuse board. Under stairs storage area.

### KITCHEN/DINER

13' 4" x 10' 4" (4.06m x 3.15m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap over. Space for upright fridge/freezer, cooker and washer. Fitted cooker hood, radiator and two ceiling lights. Wooden double glazed window to the front overlooking a small balcony.

### FIRST FLOOR LANDING

Wooden double glazed window to the front, central ceiling light, airing cupboard housing hot water cylinder and offering shelving. Further cupboard with storage. Stairs to second floor.

### LOUNGE

21' 5" x 10' 0" (6.53m x 3.05m)  
Light and bright room with three large wooden Velux style windows to the front offering far reaching views over Kendal towards the Castle and the rolling hills beyond. Fire surround with hearth showcasing feature electric wood burner, fitted shelving to one side, wooden double glazed window to the side and central ceiling light.

### SECOND FLOOR LANDING

Wooden double glazed window, loft access and ceiling light.



## ACCOMMODATION CONTINUED

### BEDROOM

9' 3" x 11' 9" (2.82m x 3.58m)

Double room with full length mirrored sliding wardrobe to one full wall offering shelving and hanging space, central ceiling light and radiator. Wooden double glazed window to the front offering views over Kendal.

### BEDROOM

8' 2" x 10' 1" (2.49m x 3.07m)

Wooden double glazed window to the side and Velux style window to the rear. Central ceiling light and radiator.

### BATHROOM

4' 10" x 6' 0" (1.47m x 1.83m)

Three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs, radiator and central ceiling light.

### OUTSIDE

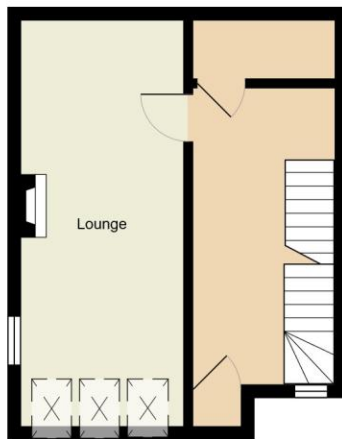
To the front of the property is a small balcony offer space for pots and decorative ornaments. To the side of the property is a further small space and access to the lower levels of Websters Yard. Covered porch and outside light.



## FLOOR PLAN



Ground Floor



First Floor



Second 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

## DIRECTIONS

From our offices proceed towards the town hall, proceed through the wrought iron gates approx. 100 yards away into Websters Yard. Continue through the development and up the steps to the rear into a courtyard area. Proceed straight on to the rear and take the steps up to the left, when the stairs split, the property is found to the left hand side.

## GENERAL INFORMATION

Mains Services: Water, Gas, Drainage and Electric

Tenure: Leasehold 999 years. Management Charges: Garage Service and Management Fee £35.13 per quarter. Ground Rent £80.60 half yearly.

Council Tax Band : C

EPC Grading: D

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