



MILNE MOSER
SALES + LETTINGS



**8 Leecroft Yard
78 Stramongate
Kendal
LA9 4BD**

£145,000





In a quaint yard, set back from the hustle and bustle, this unique three storey cottage is an ideal quirky first time and rental investment. There is character throughout from the pretty stone façade to the exposed beams internally and thick walls. The entry level is at first floor into the lounge with a wood burner, with bedrooms being at the lower ground floor and second floor. The bathroom is a good size and there is a well fitted kitchen. A great location close to the town centre amenities, riverside walks, cafes and bars.

ACCOMMODATION

Approaching over the yard, stone steps at the side of the property lead to a small balcony area with space for a garden chair and into the lounge.

LOUNGE

15' 11"/13' 0" x 12' 3" (4.85m.3.96m x 3.73m)

Two windows face the front aspect overlooking the courtyard and a further window at the side. Stairs lead down to the kitchen and a bedroom and a further enclosed staircase leads to the second floor. Exposed beams, characterful wood burner and laminate flooring. Built in cupboard with shelving, two radiators and three wall lights.

LOWER GROUND FLOOR

Having a tiled floor and a wall light.

KITCHEN

8' 6" x 7' 1"/5' 1" (2.59m x 2.16m/1.55m)

With a window facing the front, the kitchen has been fitted with white base and wall units with wood block effect worktops and a stainless steel sink with drainer. Plumbing for a washing machine, space for a fridge freezer, a radiator and ceiling light. Electric hob with hood over and an electric under counter oven.

BEDROOM

12' 1" x 7' 5" (3.68m x 2.26m)

Also facing the front with outlook over the yard the lower ground floor bedroom has a radiator, exposed beam, ceiling light and wall mounted boiler.



ACCOMMODATION CONTINUED

FIRST FLOOR LANDING

A window faces the side elevation and there is a wall light.

BEDROOM

12' 3" x 8' 6" (3.73m x 2.59m)

Open to the roof space, the first floor bedroom has an open fronted cupboard, radiator and ceiling light. Character A frame beams.

BATHROOM

7' 3" x 7' 1" (2.21m x 2.16m)

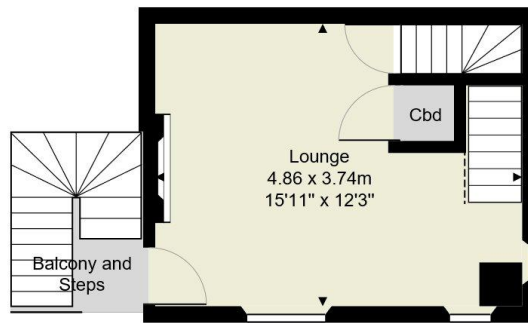
A good sized bathroom fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and a WC. Tiling and tongue and groove panelling to the walls, downlights and a heated towel rail. Frosted UPVC double glazed window.

EXTERNAL

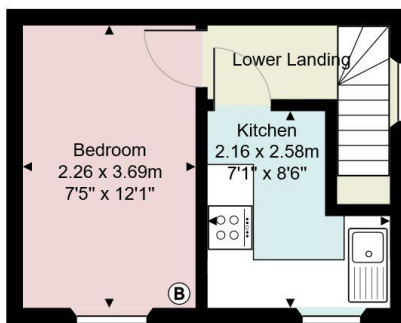
Access over cobbled/flagged courtyard with private space for bins and recycling.



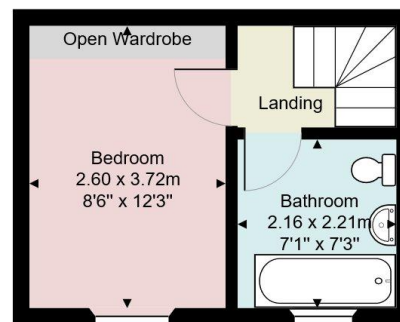
FLOOR PLAN



1st Floor



Lower Ground Floor



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

DIRECTIONS

From our offices, proceed along Highgate towards the town hall, turning right onto Lowther Street. Follow down onto New Road and to the left onto Blackhall Road. Turn right by James Brearley Financial Advisors and The Aga Shop onto Stramongate. The property is located to the left hand side adjacent to Stramongate Chippy, Yard 78. Follow the yard towards the metal fencing bearing left at the end of the cottages. Follow round and the property is located to the head of the next yard.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: E

Please note the property did flood during Storm Desmond in 2015.

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