



MILNE MOSER
SALES + LETTINGS



**2 Belmont
Kendal
LA9 4JP**

£395,000





OVERVIEW

With retained period features throughout, this substantial family home is in a great location both close to the town centre and to the open spaces of Kendal Fell, along with elevated views from the upper floors. Being a town house, the accommodation is over three floors with three reception rooms on the ground floor - a comfortable lounge, study/playroom/TV room and a separate dining room. The kitchen leads out to the courtyard that is truly a lovely place to sit out. All the bedrooms are doubles and there is a family bathroom with additional toilet facility at first floor level. Well decorated throughout in keeping with the styles and features, properties in this location rarely come to the market.







ACCOMMODATION

The original front door with restored stained glass panels leads into:

ENTRANCE HALL

Stairs lead to the first floor and there is a ceiling light and radiator. Under stairs cupboard, retained cornicing and period doors leading to the reception rooms.

LOUNGE

15' 8" into bay x 12' 0" (4.78m x 3.66m)

A sash window faces the front aspect with window seat and leaded top panes. Original features along with a cast fire surround with woodburner and decorative tiles. Spot the bell pull still retained in the wall.

STUDY/PLAYROOM/TV ROOM

12' 9" x 9' 11" (3.89m x 3.02m)

Ideal for a growing family, this versatile room has a window to the rear, a radiator and ceiling light. Feature fire surround with alcove cupboards.

DINING ROOM

12' 7" x 9' 5" (3.84m x 2.87m)

A sash window looks onto the side return and there is a radiator and ceiling light. Built in cupboard with power, a bricked arch topped fireplace with woodburner and practical tiled floor. Open access to the kitchen.

KITCHEN

11' 4" x 10' 0" (3.45m x 3.05m)

A UPVC double glazed window looks into the courtyard and there are two Velux rooflights flooding the kitchen with light. Fitted with cream shaker style base and wall units with dark worktops, under unit lighting and tiled splashbacks. Space for a cooker, plumbing for both a washing machine and dishwasher and space for a fridge. One and a half bowl ceramic sink, extractor and a vertical heated towel rail.

LANDING

A split landing with stairs leading to the rear to the bathroom and WC, to the front to the bedrooms and continuing to the second floor. Stained glass loft access, a radiator and two ceiling lights. A walk in cupboard has shelving, a light, Vaillant boiler and cylinder.

BEDROOM

16' 0" x 11' 10" (4.88m x 3.61m)

Facing the front with a rooftop view, the largest bedroom has a pretty window, ceiling light and a radiator. Alcove cupboard.

BEDROOM

12' 8" x 9' 10" (3.86m x 3m)

Looking onto the rear courtyard and towards the period houses at Cliff Terrace, the second bedroom has a cast fireplace, a ceiling light and radiator.



ACCOMMODATION CONTINUED

BATHROOM

9' 6" x 5' 9" (2.9m x 1.75m)

A frosted UPVC double glazed window to the rear aspect. Fitted with a pedestal wash hand basin, shower bath and a WC. Tiling to the walls and floor, a ceiling light and radiator. Vanity light and shaver point.

WC

A useful facility in a family home, this second WC has a frosted UPVC double glazed window, a wash hand basin and WC. Tiling to the walls and a ceiling light.

SECOND FLOOR LANDING

A larger Velux rooflight and a ceiling light. Shelved cupboard.

BEDROOM

15' 10" x 11' 11" (4.83m x 3.63m)

A dormer faces the front aspect with double glazed windows and views over Kendal. Cast fire surround, radiator, ceiling light and two built in double wardrobes.

BEDROOM

12' 11" x 9' 11" (3.94m x 3.02m)

Facing the rear aspect, the fourth double bed room has a double glazed dormer window, ceiling light and a radiator.

EXTERNAL

A forecourt at the front provides privacy from the road and steps lead to the front door. The rear courtyard is accessed from the kitchen or via the shared access lane. Enclosed by walling, the current owners have created a lovely sanctuary with space for pots and furniture, pretty planting and gravelled areas.



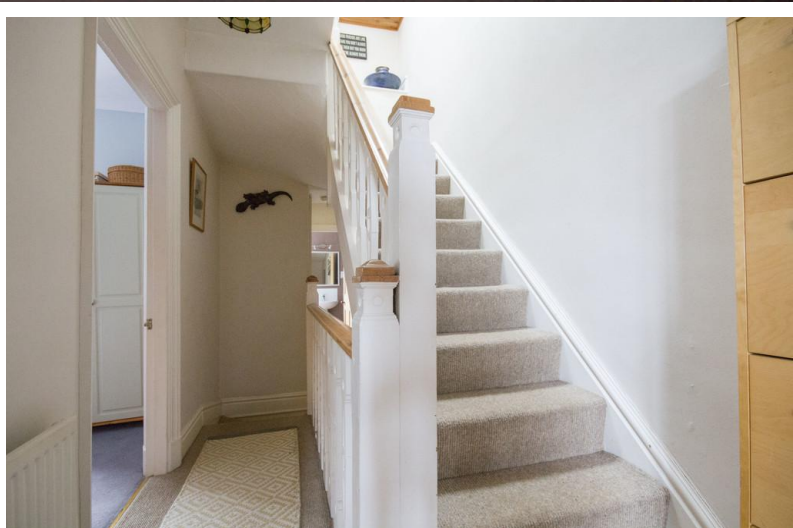


DIRECTIONS

From our office on Highgate, proceed to the traffic lights adjacent to the town hall. Bear left onto Allhallows Lane and follow round the bend onto Beast Banks. Belmont is a turning on the hill to the right with the property being the first on the left hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Freehold
Council Tax Band: D
EPC Grading: F





FLOOR PLAN



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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