



2 Crook Lea, Kendal
Asking Price £205,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

2 Crook Lea is a traditional mid terrace house situated in this popular location offering good road and rail links and easy access in to the market town of Kendal. The property has been much improved by the current owner to provide a home with modern fixtures included a recently fitted kitchen, shower room and gas central heating.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room, modern fitted kitchen and cloakroom to the ground floor and two bedrooms and a shower to the first floor.

Outside there is parking for one vehicle and a rear patio garden with pleasant views over the town.

ENTRANCE HALL

14' 0" x 3' 1" (4.27m x 0.95m)

Single glazed entrance door, radiator.

SITTING ROOM

10' 6" x 10' 3" (3.22m x 3.13m)

Double glazed window, radiator, cornice, picture rail.

DINING ROOM

14' 1" x 10' 7" (4.30m x 3.23m)

Double glazed French doors, radiator, multi fuel burner, exposed beam, coving, understairs storage cupboard,

KITCHEN

13' 2" x 7' 0" (4.03m x 2.15m)

Double glazed window, radiator, good range of base and wall units, stainless steel sink, electric hob with filter over, electric oven, integrated microwave, plumbing for a washing machine, space for a fridge freezer, exposed beams.

CLOAKROOM

7' 1" x 2' 3" (2.18m x 0.69m)

Double glazed window, two piece suite in white comprises W.C, and wash hand basin to vanity, tiled floor.

FIRST FLOOR LANDING

6' 2" x 2' 11" (1.90m x 0.90m)

BEDROOM

14' 2" x 10' 5" (4.32m x 3.19m)

Two double glazed windows, radiator, picture rail, built in storage cupboard with access to the fully boarded loft.

BEDROOM

11' 7" x 7' 6" (3.55m x 2.30m)

Double glazed window, radiator.

SHOWER ROOM

7' 9" x 6' 11" (2.38m x 2.13m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and double shower cubicle with thermostatic shower, built in cupboard housing the gas central heating boiler, recessed spotlights.

OUTSIDE

To the rear is a pleasant, tiered patio garden with a paved seating area having views across the town, there is a small gated front garden and one parking space.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

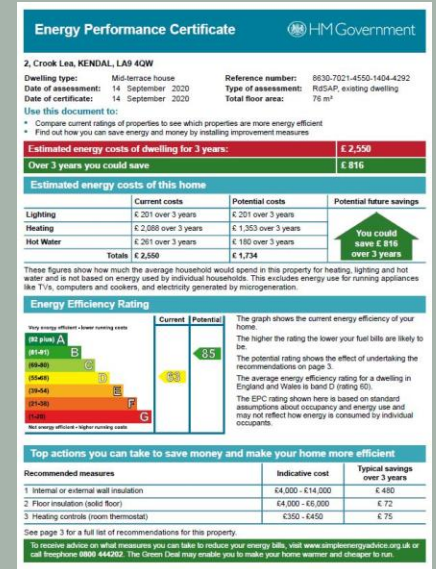
Currently Band B - as shown on the Valuation Office website.





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DIRECTIONS

From our Kendal office proceed onto the A5284 Windermere Road and continue up the hill. Take the right hand turn in to Crook Lea which is just before the junction for Queens Road and Green Road. Number 2 is located in the row of terraces.

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