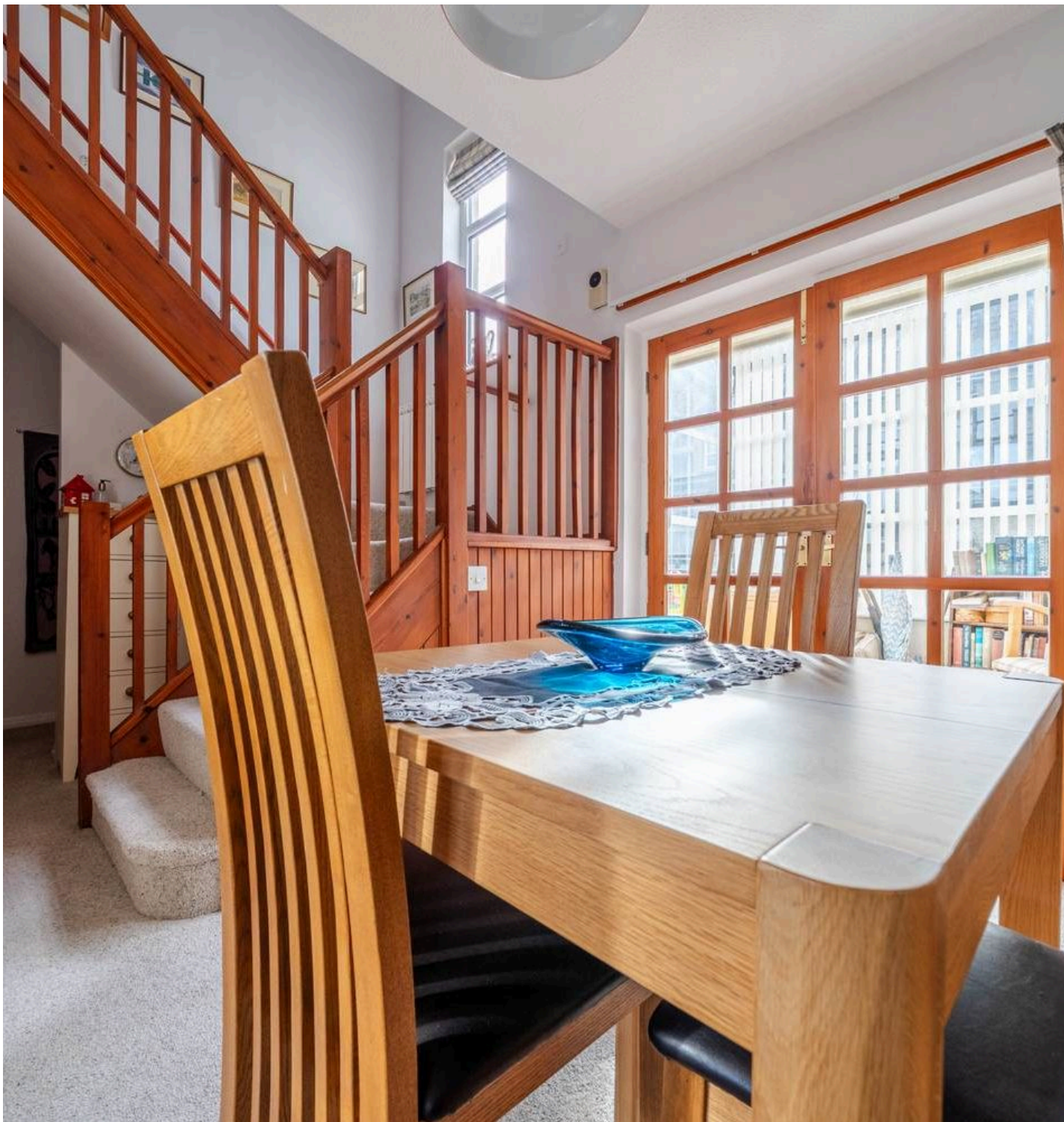




28 Websters Yard Highgate, Kendal  
£155,000



## 28 Websters Yard Highgate

### Kendal

A well proportioned first floor property located in this popular retirement complex specifically designed for persons over the age of 55 and is centrally situated in the market town of Kendal with the shops and amenities all within easy walking distance.

Nestled in the heart of Kendal, this mid-terraced property offers comfortable living in a convenient location. Situated on the first floor, this residence boasts double glazing and electric heating throughout, ensuring a warm and inviting atmosphere. The property features a dining area perfect for enjoying meals, while the cosy sitting room provides a relaxing space to unwind. With lift access available, accessibility is made easy for all residents.

This property comprises two bedrooms, including a spacious double bedroom, ideal for a peaceful night's rest. The three-piece suite bathroom offers modern amenities, enhancing the convenience of daily living. Residents can enjoy the benefits of a communal lounge and laundry facilities, adding to the sense of community within the building. With road links to the M6 Motorway and the picturesque Lake District National Park easily accessible, exploring the surrounding areas is a breeze. Local amenities, transport services, and shops are within close reach, providing everything one needs for a comfortable lifestyle.

Outside, residents can relax and enjoy the fresh air in the private outdoor space. With room for garden furniture and potted plants to the right of the porch, there is ample opportunity to create a outdoor area. Garage parking does apply to this property as well. Embrace the charm and convenience of this property, combining comfortable living spaces with easy access to local services and attractions.

- First floor property located in the centre of Kendal
- Double glazing and electric heating
- Dining area and a cosy sitting room
- Easy access to local amenities
- Two bedrooms with one being a double
- Lift access
- Road Links to the M6 Motorway and the Lake District National Park
- Residents lounge and laundry
- Three piece suite bathroom
- Local transport services close by

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING E**

#### **SERVICES**

Mains electric, mains water, mains drainage

#### **COUNCIL TAX: BAND C**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

From Kendal Town Hall continue south down Highgate finding the entrance to the Websters Yard Development on the right through the wrought iron gates. Proceed on the ground floor to the centre to find stairs to your right where number 28 can be found on the first floor.

**WHAT3WORDS:**slippy.clip.front





## GROUND FLOOR

### PORCH

9' 7" x 5' 2" (2.93m x 1.58m)

### ENTRANCE HALL/DINING AREA

17' 3" x 9' 6" (5.25m x 2.89m)

### SITTING ROOM

11' 2" x 10' 7" (3.40m x 3.22m)

### KITCHEN

8' 1" x 7' 10" (2.47m x 2.40m)

### CLOAKROOM

4' 8" x 4' 5" (1.41m x 1.35m)

## FIRST FLOOR

### LANDING

3' 7" x 3' 4" (1.10m x 1.01m)

### BEDROOM

17' 7" x 7' 10" (5.36m x 2.40m)

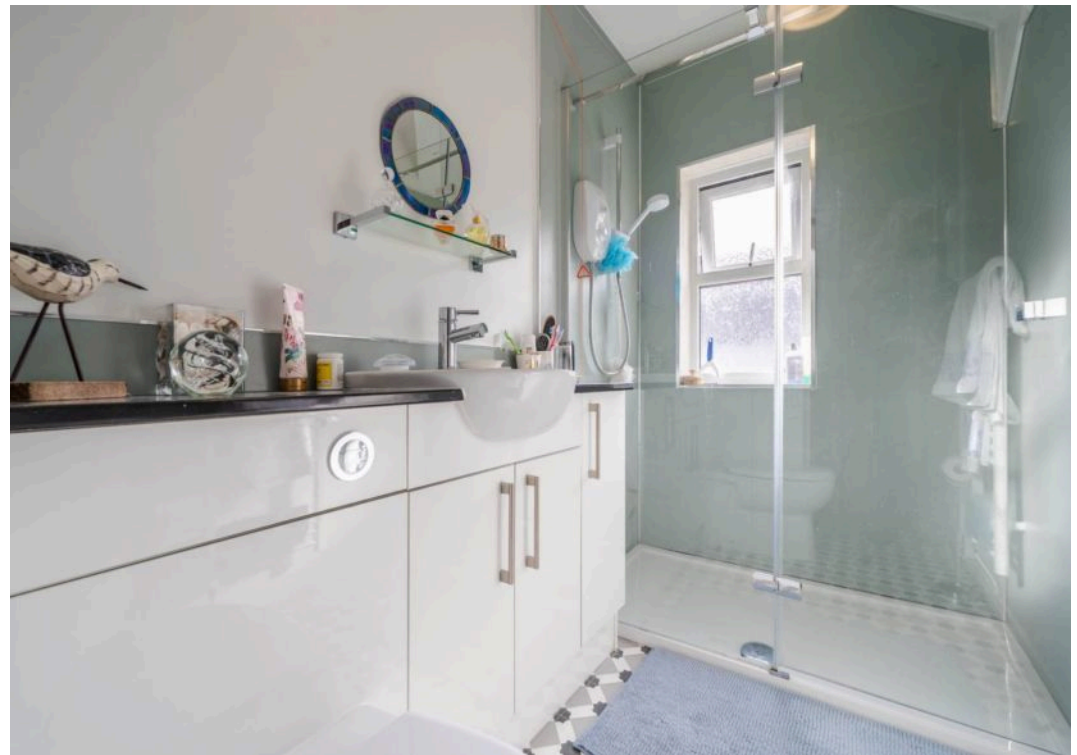
### BEDROOM

10' 11" x 6' 8" (3.33m x 2.04m)

### BATHROOM

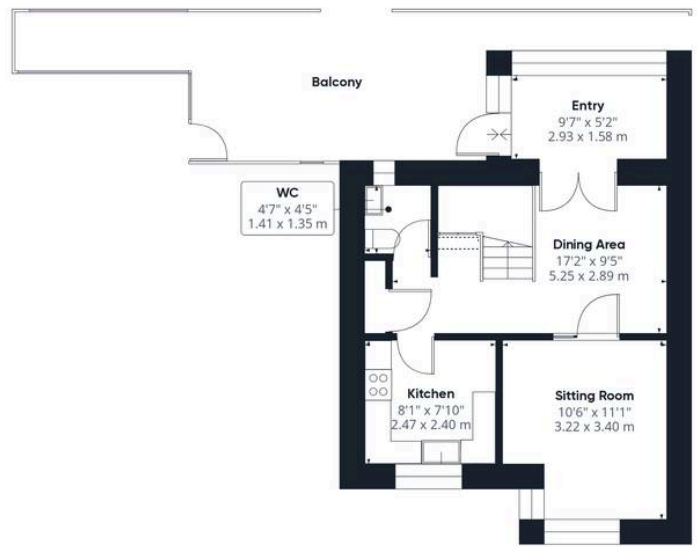
10' 8" x 4' 7" (3.25m x 1.39m)











Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

684.91 ft<sup>2</sup>  
63.63 m<sup>2</sup>

**Reduced headroom**

29.17 ft<sup>2</sup>  
2.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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