



## 3 Birch Yard, Kendal

Asking Price £118,500

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Thomson Hayton Winkley



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## ACCOMMODATION

3 Birch Yard is traditional attached cottage centrally positioned within the market town of Kendal providing easy access to all the local amenities yet tucked away from the main thoroughfare in a pleasant yard.

The property has been very well maintained and is presented in excellent order throughout with pleasant decor styles and benefits from central heating and double glazing together with a modern fitted kitchen and bathroom and two bedrooms.

Ideally suited to a first time buyer the apartment may also appeal to an investor for rental purposes or those looking for a lock and leave.

## OPEN PLAN RECEPTION ROOM

18' 0" x 13' 2" (5.49m x 4.03m)

Double glazed entrance door, three double glazed windows, under floor heating, television point, telephone point, recessed spotlights.

## KITCHEN

Good range of base and wall units, sink unit, double electric oven, electric hob with extractor over, integrated fridge freezer, integrated washing machine, tiled splash backs, gas central heating boiler.

## LANDING

6' 0" x 3' 0" (1.83m x 0.93m)

## BEDROOM

11' 2" x 10' 0" (3.42m x 3.07m)

Two double glazed windows, radiator, television point, telephone point, exposed beams, loft access.

## BEDROOM

10' 4" x 6' 0" (3.16m x 1.83m)

Double glazed window, radiator, television point, telephone point.

## BATHROOM

6' 7" x 6' 3" (2.03m x 1.93m)

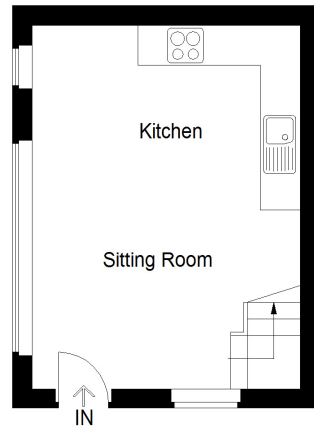
Velux window, radiator, three piece suite in white comprises W.C. wash hand basin and corner bath with thermostatic shower, tiled walls, tiled floor, shaver point, extractor fan.

## OUTSIDE

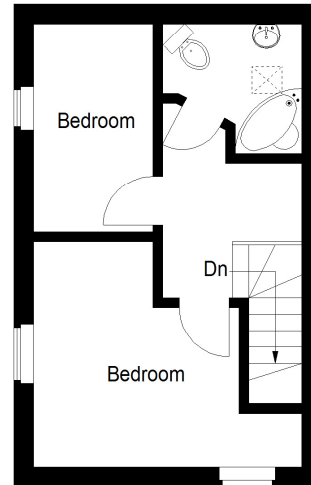
Located in a town centre yard with a communal patio seating area.



# 3 Birch Yard, 83 Stricklandgate, Kendal, LA9 4RA



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2015 (ID160898)

## Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. Thomson Hayton Winkley Estate Agents LLP is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of Thomson Hayton Winkley Estate Agents LLP do not have the same protection as those of Thomson Hayton Winkley Ltd.

**Energy Performance Certificate**

3 Birch Yard,  
Stricklandgate,  
KENDAL, LA9 4RA

Dwelling type: End-terrace house  
Date of assessment: 02 February 2009  
Date of certificate: 05 February 2009  
Reference number: 8121-8422-6220-7722-8002  
Total floor area: 44 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C
B	C	E	D
C	D	F	E
D	E	G	F
E	F		G
F	G		
G			

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home:

	Current	Potential
Energy use	565 kWh/m <sup>2</sup> per year	452 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	3.6 tonnes per year
Lighting	£42 per year	£21 per year
Heating	£528 per year	£51 per year
Hot water	£77 per year	£54 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to ECT to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 512 or visit [www.energy.com/ect.org.uk/myhome](http://www.energy.com/ect.org.uk/myhome)

## DIRECTIONS

From our Kendal office head up Stricklandgate and the black wrought iron gate leading to Birch Yard is located on the left next to The Leeds Building Society.

Your Local Estate Agents  
**Thomson Hayton Winkley**



**Kendal Office**  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E. [kendal@thwestestateagents.co.uk](mailto:kendal@thwestestateagents.co.uk)

**Windermere Office**  
25b Crescent Road  
Windermere  
T. 015394 47825  
E. [windermere@thwestestateagents.co.uk](mailto:windermere@thwestestateagents.co.uk)

